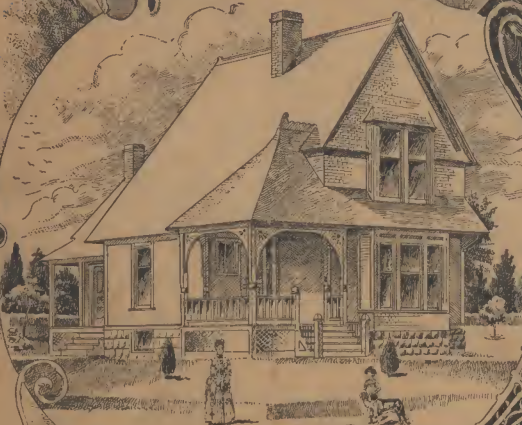


# HOUSES & COTTAGES



AUTHOR  
OF  
"COTTAGE PORTFOLIO"

PRICE  
\$1.00

DESIGNED AND  
PUBLISHED BY

D. S. HOPKINS.  
ARCHITECT  
GRAND RAPIDS  
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From the collection of:

Jim Draeger



# Houses - and - Cottages.

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❖❖❖ BOOK No. 4. ❖❖❖

## A Collection of House and Cottage DESIGNS

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Containing 35 Designs Costing from \$150 to \$1,500.

✦ Designed and Published by ✦

D. S. HOPKINS,

ARCHITECT

Grand Rapids, Michigan.

Author of "Cottage Portfolio" and First and Second Edition of "Houses and Cottages."

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Design patents applied for.

Respectfully,

D. S. HOPKINS, *Architect.*



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When I furnish a design to a party, I always insert in specifications that said plans must be returned to me (unless otherwise agreed upon), so as to avoid any chance of using them the second time. But I find in many instances that said instructions are not followed, but they are sold to some one and are used the second time or more. This is all wrong. These designs are the property of the architect, and placing them on cloth or paper for use, to some one who pays for same, does not give them away for every one to use. I simply loan them to the party for a consideration. This is a different thing from publishing a design and not copyrighting same. When that is done, it is supposed to be the same as gift to the public and all can use it free of cost.



# FOR <sup>△</sup> THOSE <sup>△</sup> WHO <sup>△</sup> READ <sup>△</sup> IT.

---



## REASONS.

The demand for my published designs has made it necessary for me to issue other works on Houses and Cottage designs.

## SPECIAL.

The designs in this work are prepared with the idea of economy in construction, with convenience and all the modern improvements always in mind, and they all have their proper places in the different arrangement of plans.

## WHY IS IT? AND HOW IS IT?

It is quite frequently asked why such a house is so prepossessing and yet so cheap, while there is another one, perhaps, beside it that costs so much more, and no more floor accommodations, that does not seem to be pleasing; something is the matter, but do not know what it is; and remarks, I would rather have the cheap one at same money.

## HERE IT IS IN A NUT SHELL.

It is the proportion and manner the work is put upon it. The details may be plain, but it is the harmonious combination of the whole that does it. Here is where the study and good taste comes in. We often see houses overloaded with "ginger bread" or cut work, and the party who built it thought he had



accomplished a beautiful thing. Such a house ought to be taken in under cover, as it is not fit to stand out in the weather. It would do very well for a bazaar front, or something of the kind. In such a case all this costs money and will cost more to keep it in repair, while if what little ornamentation that was used was properly placed on where it would show for all or more than it costs, you would get value received. The knowing where to use this slight expense and get the true artistic effect upon the building is what the architect should know; it is for this purpose you employ him.

In giving cottage or residence architecture a special study, these points are more surely obtained. In building, always employ *A GOOD PRACTICAL ARCHITECT*. With good, reliable and full plans it is an easy matter to build a house, while without them the owner is most sure to have no end of trouble, from the commencement to the end, and then perhaps a law suit thrown in and a bill of extras to pay for, which might have been all saved if you had had proper plans and specifications in the start. In all such instances the architect's fee is returned many times over in the security given, with all his good taste thrown in. The owner knows what he is to have at the start and the builder knows what his part is on the program, and all is quiet and everything is harmonious. No chance for any extras or litigations. The contract provides for settling all difficulties in a more reasonable manner, outside of what comes under the architect's charge.

The object of this work is to furnish parties with studies, or ideas of different arranged houses or cottages, and at as different prices, and while it is not expected that they will always be just what you want, yet you can get a nucleus, or idea, so that you can explain such changes as you wish to have made, when ordering your plans, and in this way aid those who intend building in maturing their plans. When any changes are required of any importance, I prefer to make such changes in pencil sketches and return them for approval before completing same.

## PRICES FOR PLANS

If you find a design in this book that pleases you as it is, the price given on page 9 is for full plans, full size details, and complete specifications and bill of materials, all very full and complete, so any ordinary carpenter or builder will have no trouble in going ahead and completing the work, and in case you do not find just what you want, write me what changes you desire made, placing your order and complying with

conditions given on next page (How to order plans, etc.), and I will scale up a plan with changes and send to you for approval. These changes do not generally increase the cost of the plans very much, unless they should require an entire new set of drawings throughout, when, in such cases, prices will be fixed proportionately. New work, if of merit, will be charged at rate of about two per cent. upon the cost of building. If design is something that no other person would possibly want, charges would be two and one-half per cent. upon cost of building.

The per cent. mentioned above means this: a \$2,000 house at two and one-half per cent. would be \$50, two per cent. of same would be \$40.

## ALTERATIONS.

It is always best to have your plans correct before commencing to build, so as to represent the building just as you want it when completed. These changes, after contract is let, always seem a waste of money and, in most cases, would not have cost any more if they had been made at the outset. A slight change, such as moving a partition to enlarge one room and make another one smaller, or something of that kind, I can arrange in the specification so as to have it done, with no change of plans, or increase of cost. In ordering any change, send a pencil sketch of such changes (no matter how crude or rough it is), it often gives one a better idea of your wishes than all you could write.

## THE PLANS.

The elevations of at least three sides of building, and necessary floor plans and foundation plan, are drawn to a scale of  $\frac{1}{4}$  inch to one foot upon tracing cloth, all neatly bound up in a neat waterproof cover. The roof and frame plan gives all sides of building, showing pitch of roofs, height of studding and stories, and all matters pertaining to framing the frame properly.

The exterior details are all drawn full size, that will go on paper 40 inches wide, and 7 feet long. All interior details are full size. Doors and stairs are all given in full details.

The specifications are very full and complete, giving all minute instructions, how to do all work, and the kind and size of materials, kind and size of nails to use for certain places, quality of material, glass, hardware, plumbing, tinning, colors for painting, in fact, all and every particular concerning



constructing the building complete. Rules governing contractor, if let by contract; and bill of material if required; also blank builder's contract ready for filling out. Plans are only prepared to order, and are all hand work, same as entirely new designs would be.

## HOW TO ORDER PLANS, AND WHAT I DESIRE TO KNOW.

After having decided to have certain plans, or some one changed to suit you, observe the price given, and send with your order at least one-third of cost of said plan, as a guarantee of good faith, and pencil sketches will be sent for approval, when desired, free of charge, when the above conditions are complied with. Where full price of plans are sent with order, the plans are sent express paid. Otherwise plans when complete will be sent C. O. D. collect return charges, with privilege of examination at express office. Make all remittances for plans by draft, express, or money order, (do not send individual checks) payable to the order of D. S. Hopkins, on the receipt of which your order will receive prompt attention.

## PARTICULAR.

I desire patrons to be very particular about informing me regarding the plumbing (if wanted included), also sewerage, gas, water supply, cesspool, kinds of woods for finish for different rooms, stone or brick foundation; how much cellar, shingle, slate or metal roof, and any particular matter not usual about such building.

## ESTIMATED COST.

The estimates of costs for the different buildings given in this work are based upon the following prices as an average between the lowest and the highest price given.

Excavation, per yard	-	-	-	-	-	-	-	-	-	\$	20
Stone foundation put in complete, per perch	-	-	-	-	-	-	-	-	-	-	2 25
Brick laid in wall, per M	-	-	-	-	-	-	-	-	-	-	12 00
Plastering, two coats, per yard	-	-	-	-	-	-	-	-	-	-	20
Frame Lumber, per M.	-	-	-	-	-	-	-	-	-	-	12 00
Flooring ready to lay, per M.	-	-	-	-	-	-	-	-	-	-	17 00
Siding, second clear, 4 in., ready to lay, per M.	-	-	-	-	-	-	-	-	-	-	17 00
Sheathing and roofing, per M.	-	-	-	-	-	-	-	-	-	-	12 00
Pine Shingles, per M.	-	-	-	-	-	-	-	-	-	-	3 00
Finishing lumber, pine, per M.	-	-	-	-	-	-	-	-	-	\$30 to 35	00
Painting, per yard, each coat	-	-	-	-	-	-	-	-	-	-	06
Carpenter's wages, per day	-	-	-	-	-	-	-	-	-	-	2 25
Mason's Wages, per day	-	-	-	-	-	-	-	-	-	-	3 50
Laborer's wages, per day	-	-	-	-	-	-	-	-	-	-	1 50

The prices given are for vicinity where the designs were prepared and by comparing the above prices with your local prices can judge very nearly the cost of any of the designs in this work.

The highest prices given in the estimates are about 30 per cent. above the first, and will suit most any locality where material and labor are high.

## SUPERINTENDENCE NOT GENERALLY NECESSARY.

The plans, full size details, and full and explicit specifications, are so complete and accurate, that the work of construction usually goes on harmonious and satisfactory, and, consequently, visits of an architect to inspect the work, especially for low-cost houses, is unnecessary; but when visits are required they will be made at a reasonable charge, depending on distance and time it occupies.



# PRICE-LIST

OF

## Full Plans, Full Size Details and Specifications

FOR ALL THE DESIGNS IN THIS WORK.

PLANS, AND HOW TO ORDER THEM, SEE PAGE 7.

No. 1 .....	\$18 00	No. 13 .....	\$15 00	No. 24 .....	\$25 00
No. 2 .....	10 00	No. 14 .....	18 00	No. 25 .....	30 00
No. 3 .....	25 00	No. 15 .....	20 00	No. 26 .....	30 00
No. 4 .....	15 00	No. 16 .....	18 00	No. 27 .....	30 00
No. 5 .....	15 00	No. 17, as Dwelling .....	20 00	No. 28 .....	20 00
No. 6 .....	20 00	No. 17, as Summer Cottage.	15 00	No. 29 .....	30 00
No. 7 .....	12 00	No. 18 .....	18 00	No. 30 .....	35 00
No. 8 .....	25 00	No. 19 .....	20 00	No. 31 .....	35 00
No. 9 .....	20 00	No. 20 .....	18 00	No. 32 .....	30 00
No. 10 .....	20 00	No. 21 .....	30 00	No. 33 .....	30 00
No. 11 .....	18 00	No. 22 .....	20 00	No. 34 .....	20 00
No. 12 .....	15 00	No. 23 .....	30 00	No. 35 .....	30 00

Any of the plans can be reversed at no extra cost.

## DESIGN NO 1.

**F**RAME one story Summer Cottage. Size 21 x 25 feet, including an 8 foot front porch. Can be made into three rooms: a kitchen 8 x 12 feet; and living room in day time 12 x 16, or two sleeping rooms at night. Sides and partitions are built of 2 inch double-faced material. Shingle gables and shingle roof, rustic columns, set on posts.

Estimate cost, from \$150 to \$200.

See price-list for cost of full plans, page 9.

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## DESIGN NO 2.

**F**RAME one story and gambrel roof summer cottage. Size 30 x 33 feet, including front porch 9 x 30. Height of stories: First, 10 feet; second, 8 feet. No foundations, set on posts or piers. First story enclosed with German lap siding  $\frac{7}{8}$  inches. Gables shingled. Shingle roof.

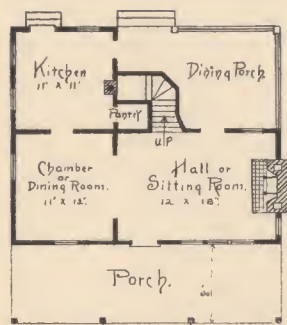
First story contains hall or sitting room 12 x 18 feet (with large fire-place); chamber or inside dining room 11 x 12 feet; kitchen 11 x 11 feet; pantry and dining porch 11 x 12 feet.

Second floor contains four good sized chambers and balcony. This cottage built with German lap  $\frac{7}{8}$  in. siding, double-faced, and all enclosing, studding and exposed joists dressed. Second floor double-faced and partitioned off with 2 inch dressed and matched double-faced material and panel doors would cost from \$600 to \$850. Built for lathing and plastering, casing up, etc., dwelling house style, would cost from \$850 to \$1,100.

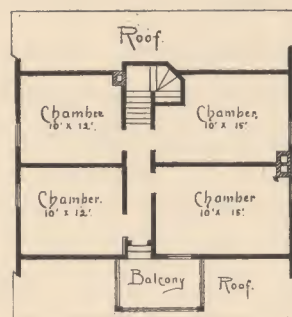
See price-list for cost of full plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.





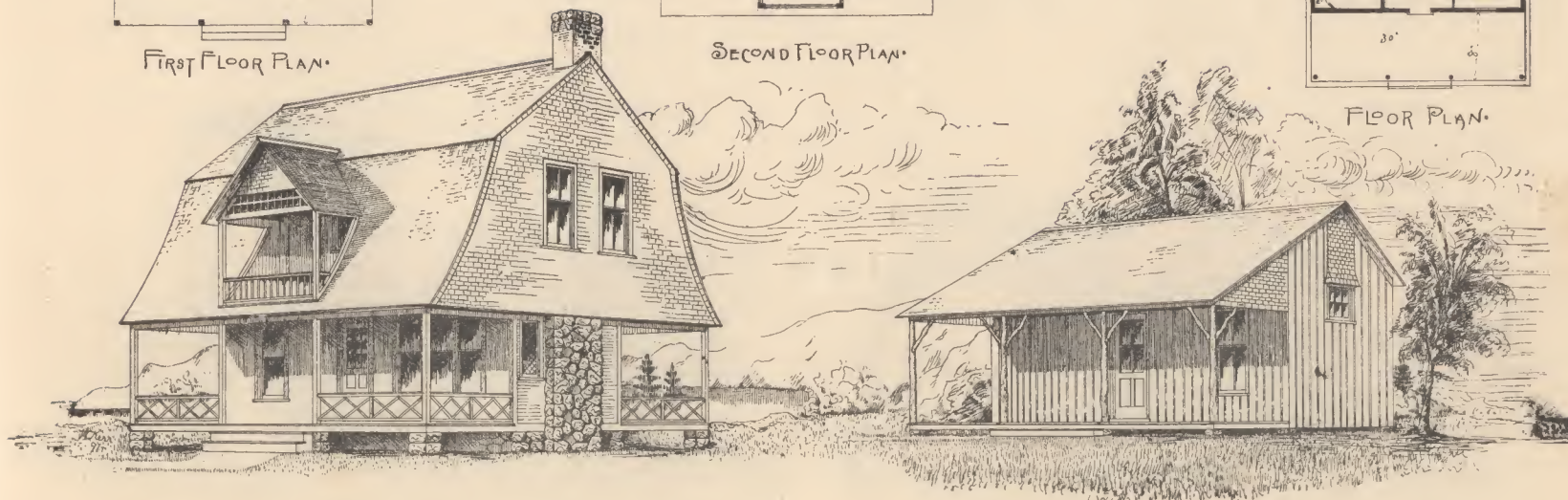
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FLOOR PLAN.



HOUSES AND COTTAGES.

DESIGNS Nos. 1 and 2.

D. S. HOPKINS, Architect.

### DESIGN NO 3.

SUMMER cottage or all the year around dwelling, frame one and one-half story. Size 36 feet square including porch. This is a new study in plan of first floor. This arrangement gives sitting room a bay front with large porch at each angle 10 x 12 feet with connections. The connections with sitting room is good, almost making one large room of the two. The plan is arranged as a summer cottage. For a regular dwelling, would place a large window where door now is onto porch and only have one set of steps at main entrance. A special dining room or bed room could be added on to this plan, back of living room and pantry very handy if desired. The arrangement of stairs is novel and handy. All space is economically used. Height of stories, first story 10 feet, second story 9 feet. Cement bank shelf cellar. Stone foundation. Main building enclosed with clapboarding, porch pediment and second story bay shingles. Shingle roof.

First story contains hall 8 x 10 with open stairs case; sitting room 15 x 15 feet with fire place; living room 14 ft. 6 in. x 20 ft.; pantry 5 x 10 ft. 6 in.; kitchen 11 ft. 6 in. x 14 ft. 6 in.

Second story contains three good sized chambers. Four chambers could be arranged very conveniently, with plenty of closets. All pine finish. No mantels or grates. Estimate cost \$1,000 to \$1,300.

See price-list for cost of full plans, page 9.

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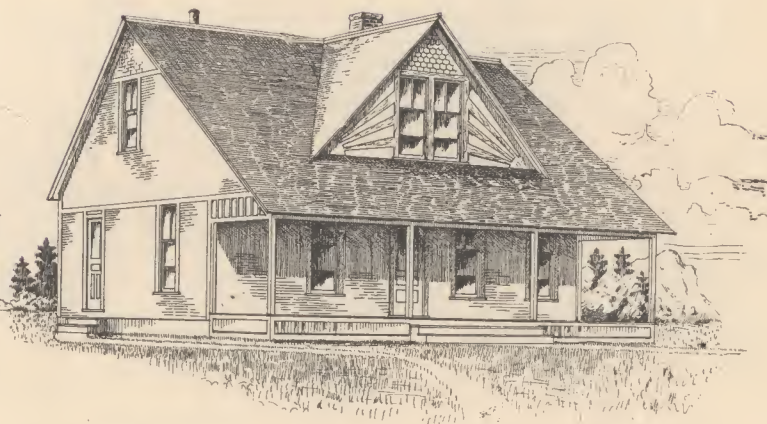
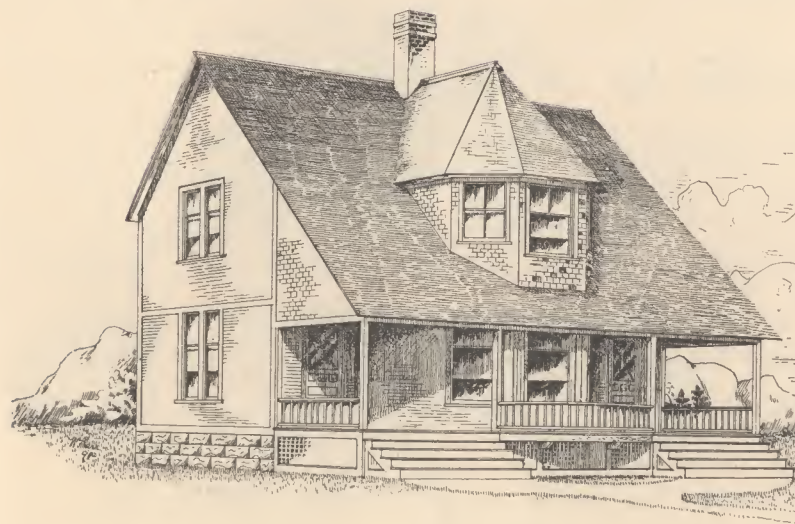
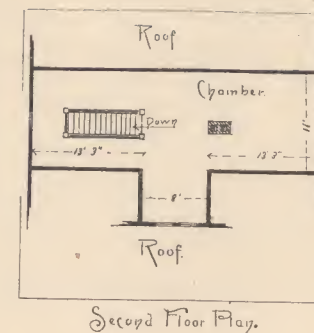
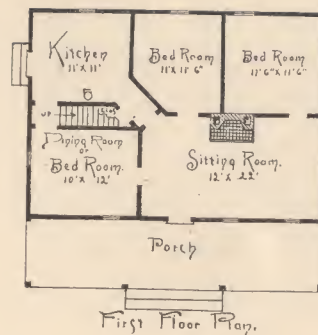
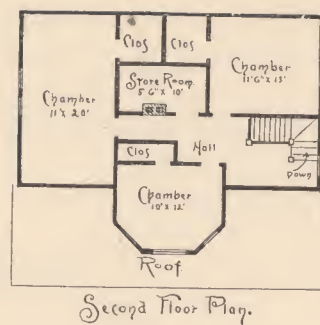
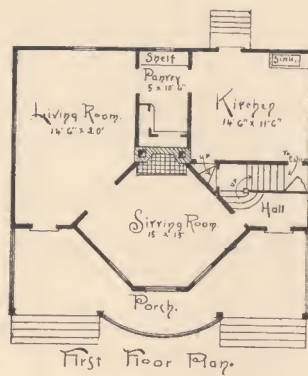
### DESIGN NO 4.

FRAME one story summer cottage. Size 33 x 36 feet including front porch 8 feet wide. Enclose with German Lap Siding, double faced. No sheathing except where shingles is used in gables. Shingle roof. Interior partitions of dressed and matched double faced 2 inch material, all enclosing studding and second floor joist dressed. No plastering used. Interior to have two coats of alabastine of proper tints. Same would cost from \$450 to \$600. Finished with lath and plaster all cased up, would cost at least \$100 to \$150 more. Set on posts. No cellar.

First story contains a large sitting room 12 x 22 ft. (with fire-place) and two chambers, a dining room and kitchen and place for two beds up stairs, storage, etc. See price-list for cost of full plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired any of these changes will be made without any extra charge. The first or lowest estimate of cost given, is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.





HOUSES AND COTTAGES.

DESIGNS Nos. 3 and 4.

D. S. HOPKINS, Architect



## DESIGN NO 5.

**F**FRAME one and one-half story summer cottage. Size 34 x 31 feet over all. Height of stories: First, 9 feet; second, 8 feet; set on posts; sides clapboarded; gables shingled; shingle roof.

First story contains living room 13 x 18 feet (with fire-place), and adjoining is a chamber or sitting room 12 x 13 feet, and back of living room a chamber 9 ft. 6 in. x 14 ft.; stairs to second floor, and large porch in front. Second story contains room for three chambers, and pleasant balcony over front porch.

Estimate cost is from \$300 to \$500.

See price-list for cost of full plans, page 9.

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## DESIGN NO 6.

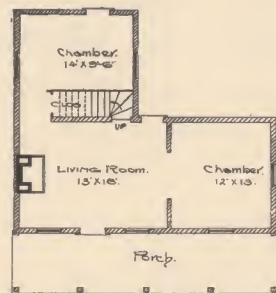
**F**FRAME story and one-half summer cottage, and is also shown as a finished dwelling by a separate plan. Size 24 x 43 feet over all. As a summer cottage it is arranged so all rooms are thrown together on first floor, and large fire-place which accommodates either principal room as well. Height of stories: First, 9 feet; second, 8 feet 6 inches; set on posts; no cellar. First story, sides clapboarded; second story, shingled; gables shingled; shingled roof.

First story contains parlor 12 x 13 feet (with fire-place); living room 11 x 15 feet, and chamber 8 x 14 ft. 6 in., with pantry, stairs, closet and large front porch. Second story contains front chamber 11 ft. 6 in. x 13 ft., and two rear chambers about 8 x 15 feet with closets.

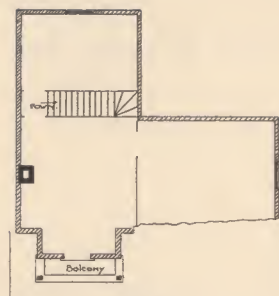
Estimate cost of summer cottage \$400 to \$600. As a finished dwelling, as per plan, \$700 to \$1,000.

See price list for cost of full plans, page 9.

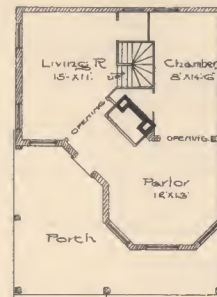
Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



FIRST FLOOR PLAN

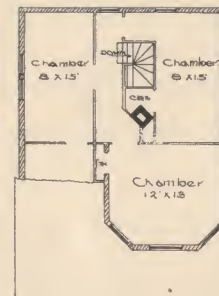


ATTIC PLAN.

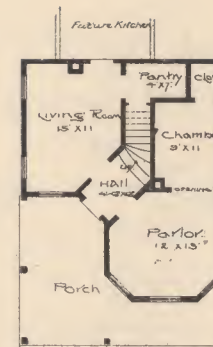


FIRST FLOOR PLAN

AS A SUMMER COTTAGE

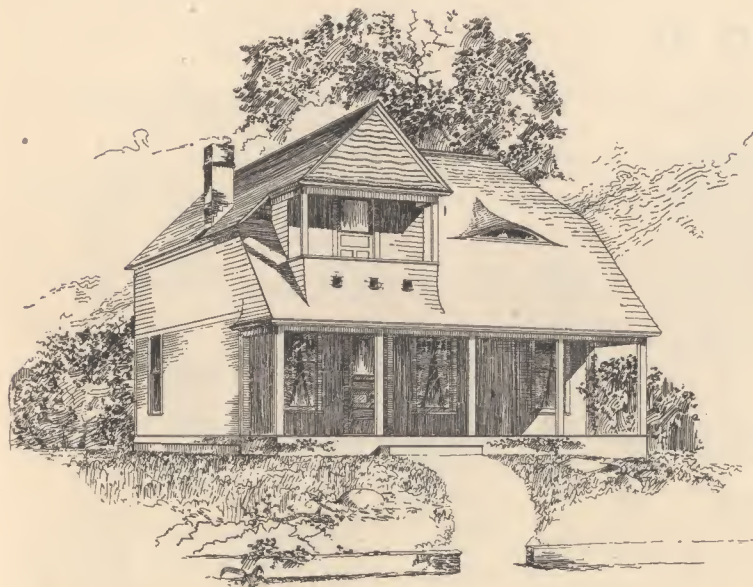


SECOND FLOOR PLAN



FIRST FLOOR PLAN

AS A DWELLING



HOUSES AND COTTAGES.

DESIGNS Nos. 5 and 6.

D. S. HOPKINS, Architect.



## DESIGN NO. 7.

**F**RAME one and one-half story cottage. Size 18 ft. x 24 ft. Porch on corner, 5 ft. x 12 ft. Height of stories: First, 8 feet 8 inches; second, 7 feet; no foundation; set on posts with small bank cement cellar; sides clapboarded; gables partly shingled; shingle roof.

First story contains living room 11 ft. 6 in. x 12 ft.; kitchen 11 ft. x 13 ft. 6 in.; stairs; cupboards, etc.

Second story contains two chambers and closets; all pine finish.

Estimate cost from \$300 to \$400.

See price-list for cost of full plans, page 9.

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## DESIGN NO. 8.

**F**RAME one and one-half story cottage. Size 30 x 43 ft. Front porch 7 x 14 ft. Height of stories: First 9 feet; second, 8 feet; stone foundation; cement shelf bank cellar 7 feet under main part; first story clapboarded; second story shingles and clapboarding. A plain, neat, convenient, inexpensive design of a home for a medium sized family.

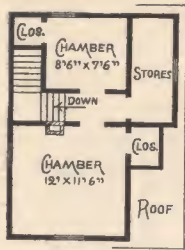
First story contains stair hall 7 x 15 ft.; living room 14 x 15 ft. (with fire place); dining room 12 x 14 ft.; chamber 11 x 12 ft. 6 in., with closet; bath room 6 x 8 ft.; kitchen 12 ft. 6 in. x 12 feet 6 in.; pantry 4 x 6; cupboards, sink, etc.

Second story contains three good sized chambers and plenty of closets; all pine finish; no plumbing, mantels, or grates.

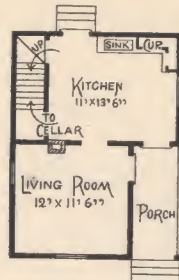
Estimate cost \$1300 to \$1600.

See price-list for cost of full plans, page 9.

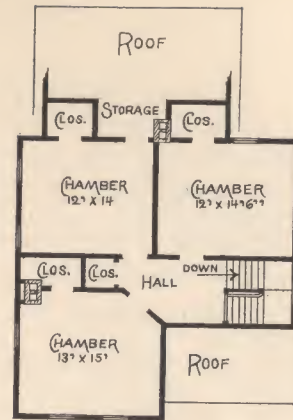
When the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 of this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



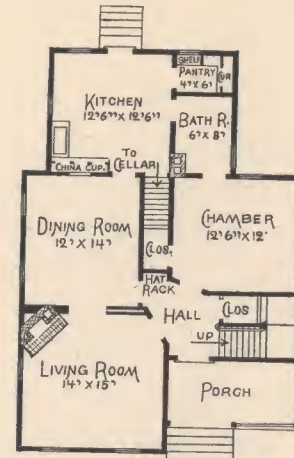
SECOND FLOOR PLAN



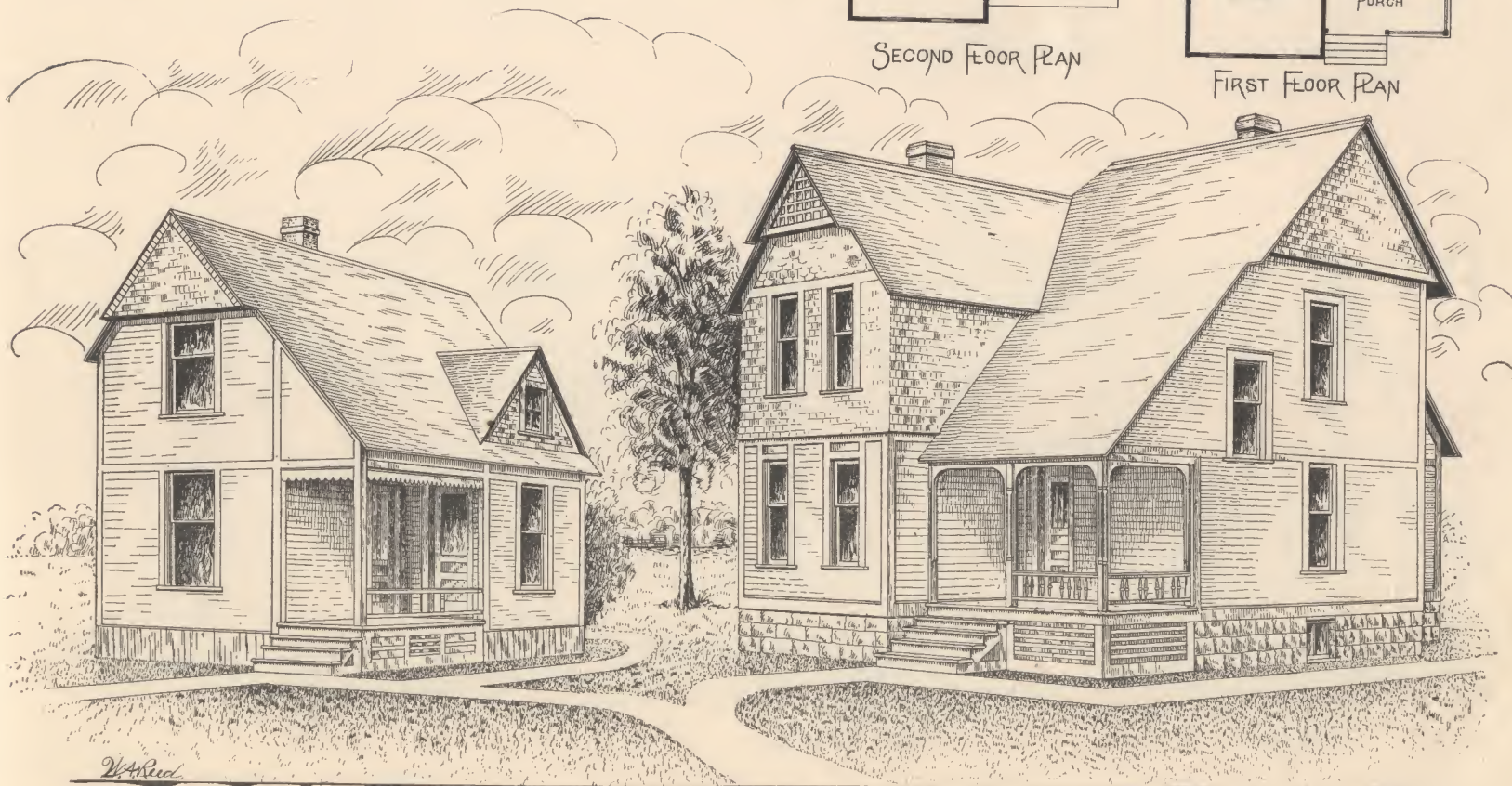
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN





## DESIGN NO. 9.

**F**FRAME one and one-half story cottage, and is another one of those cheap, cozy homes. Size 24 x 35 feet over all. Height of stories, first, 9 feet; second 8 feet 6 inches; cement bank cellar under dining-room and kitchen, 6 feet 6 inches deep. Stone foundation. Sides clapboarded, gables shingled, shingle roofs.

First story contains hall, 6 x 7 feet; stairs partly open; parlor, 12 x 14 feet; dining-room, 12 x 14 feet; kitchen, 11 ft. 6 in. x 15 ft. 6 in.; pantry 4 ft. 6 in. x 8 ft. This house is easily enlarged by adding another room back of kitchen for kitchen, and using the present kitchen for dining-room. Second story contains front chamber about 12 x 14 feet; and two rear chambers about 10 x 11 feet, with closets. All pine finish.

Estimate cost of building, from \$800 to \$1,000.

See price-list for cost of full plans, page 9.

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## DESIGN NO. 10.

**F**FRAME one and one-half story cottage. Size 23 x 43 feet over all. This is a different arrangement for a cheap cottage. One novel feature is the stairs—they are both front and back stairs. They show open stairs up to landing, and box the rest of the way. Stairs for kitchen also land at same landing.

Height of stories, first, 9 feet; second, 8 feet 6 inches; cement bank cellar under kitchen wing, 6 feet 6 inches deep. Stone foundation. Clapboarded sides and shingle gables, shingle roofs.

First story contains parlor, 13 x 14 feet; dining-room, 12 x 13 feet; hall, 6 x 12 feet; pantry, 7 ft. 6 in. x 8 ft.; kitchen 11 x 12 feet; fuel-room, 6 ft. x 7 ft. 6 in. Second story contains front chamber, 11 x 13 feet; one 10 x 11 feet; one 9 x 13 feet, with closets.

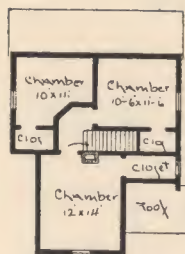
Estimate cost, from \$850 to \$1100.

See price-list for cost of full plans, page 9.

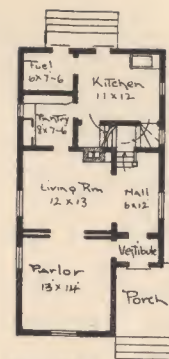
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First Floor Plan



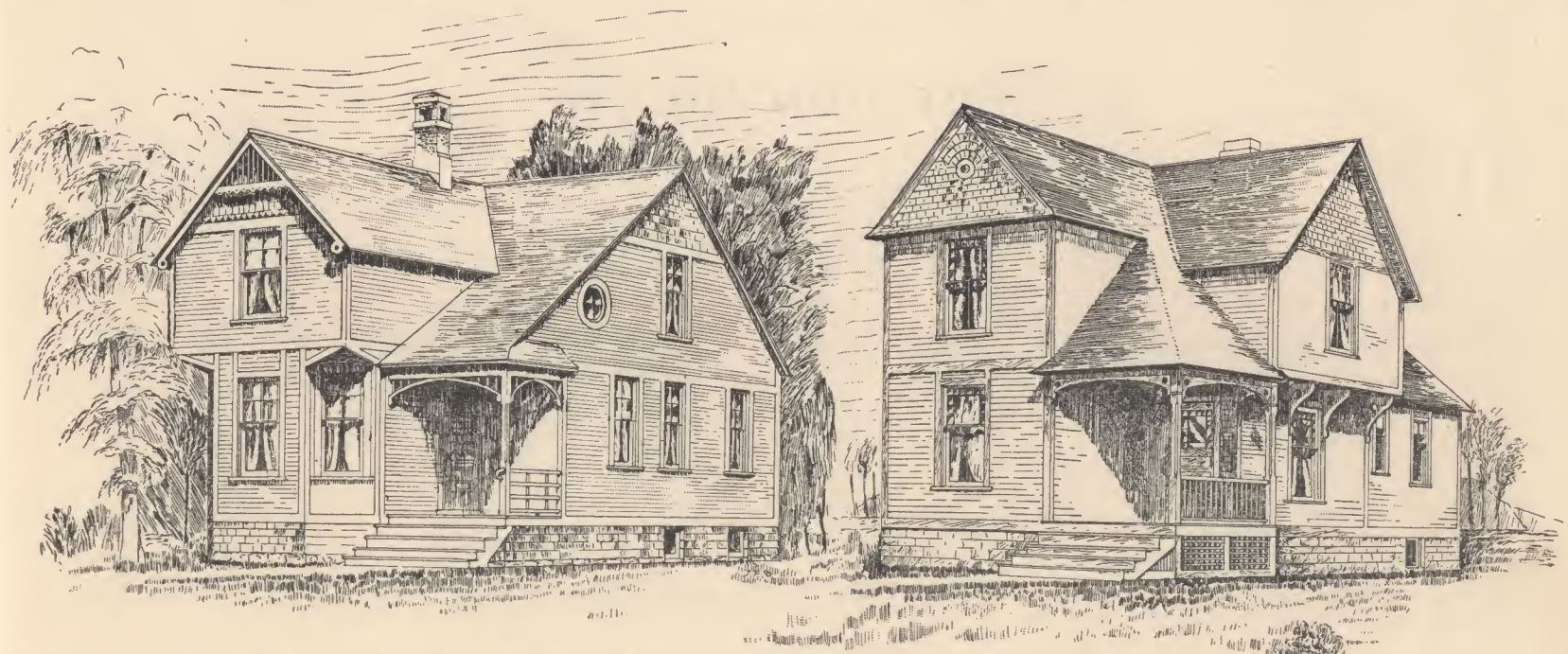
Second Floor Plan



First Floor Plan



Second Floor Plan



HOUSES AND COTTAGES.

DESIGN No. 9.

DESIGN No. 10.

D S HOPKINS, Architect.



## DESIGN NO. 11.

**F**FRAME one and one-half story cottage. Size 27 x 27 ft., with porch, 6 x 13 ft., in front. Square houses are always the most economical to build for the room they contain. Height of stories: First, 9 ft.; second 8 ft. Stone foundation and cement bank shelf cellar. Sides clapboarded; gables shingled; shingle roof.

First story contains vestibule, 5 x 5 ft.; sitting room, 12 x 14 ft.; living room, 12 x 16 ft., with bay, 6 x 6 ft. 6 in.; kitchen, 10 x 14 ft.; pantry, 4 x 7 ft.; and small rear porch. Box stairs, can use from sitting room or kitchen.

Second story contains four chambers of fair size, and closets to each. All pine finish.

Estimate cost \$750 to \$900.

See price list for full cost of plans, page 9.

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## DESIGN NO. 12.

**F**FRAME one and one-half story cottage. Size 25 x 28 ft. including front porch 6 feet wide. This design is intended for a summer cottage or as a regular dwelling. Height of stories: First, 9 feet; second, 8 feet; no foundation; set on posts with small bank cement cellar; enclosed with clapboarding except bay and second floor in front, which is shingled; shingle roof.

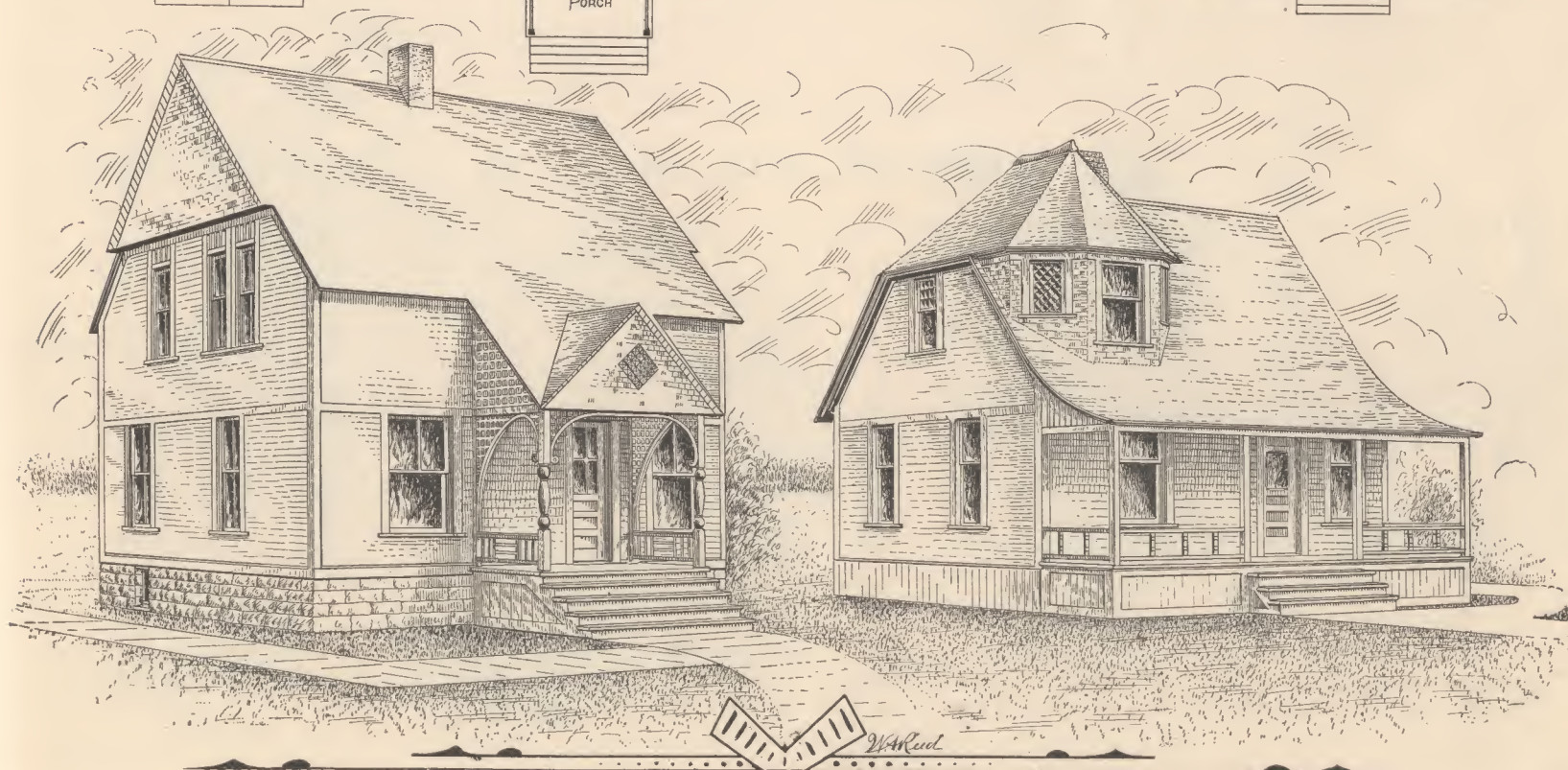
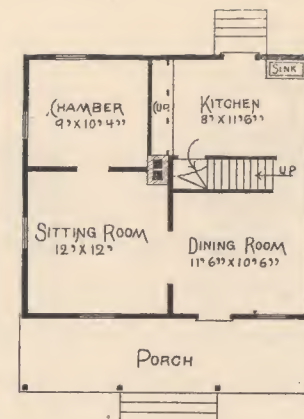
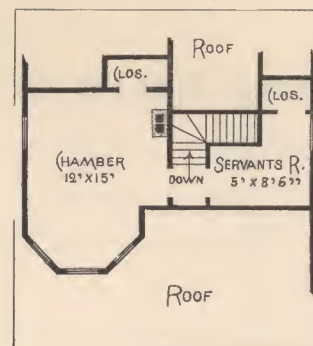
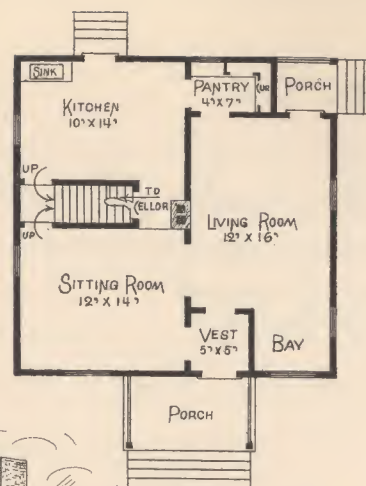
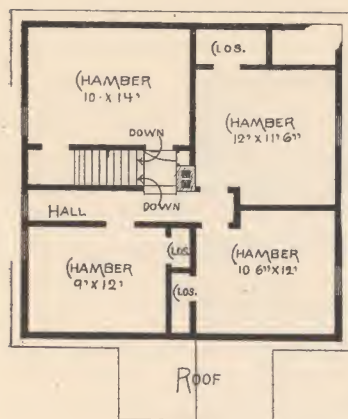
First story contains sitting room 12 x 12 ft.; dining room, 10 ft. 6 in. x 11 ft. 6 in.; chamber, 9 x 10 ft. 6 in.; kitchen, 8 x 11 ft. 6 in., with cupboards, etc.

Second story contains chamber 12 x 15 ft. and small servants room and closets; all pine finish.

Estimate cost \$500 to \$600.

See price list for cost of full plans, page 9.

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## DESIGN NO. 13.

**F**RAME story and one-half cottage. Size 25 x 26 ft. over all. This is a cheap, snug, laborer's cottage, containing as little room as can well be gotten along with for comfort, and yet compact and handy.

Height of stories: First, 9 ft. ; second, 7 ft. 6 in. ; cement bank cellar under kitchen, 6 ft. 6 in. deep ; set on posts ; sides clapboarded, gables shingled.

First story contains living-room, 13 x 15 ft. ; chamber, 9 ft. 6 in. x 13 ft. ; kitchen, 11 x 12 ft. 6 in. ; pantry and closet. Second story contains two chambers, 10 x 12 ft., with closets ; all pine finish.

Estimate cost of building, \$450 to \$575.

See price-list for cost of full plans, page 9.

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## DESIGN NO. 14.

**F**RAME story and one-half cottage. Size 22 x 30 ft. over all. This is a little better grade of cottage in the cheap line, one that can be nicely enlarged by putting on a wing back for a kitchen, and using the present kitchen for dining room.

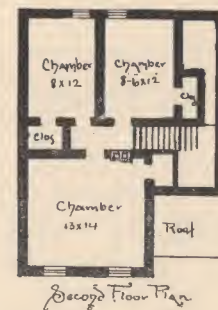
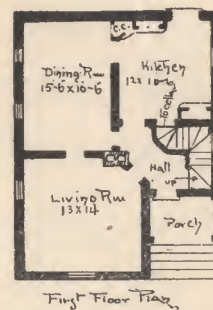
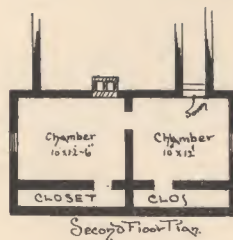
Height of stories: First, 9 feet ; second, 8 feet ; cement bank cellar, 6 feet 6 inches, under center of house ; set on posts ; sides clapboarded ; gables shingled.

First story contains living-room, 13 x 14 ft. ; dining-room, 10 ft. 6 in. x 15 ft. 6 in. ; kitchen, 10 ft. 6 in. x 12 ft. ; hall with open stair. Second floor contains front chamber, 13 x 14 ft., and two rear chambers, about 8 x 12 ft. each, with closets ; all pine finish.

Estimate cost, from \$550 to \$650.

See price-list for cost of full plans, page 9.

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HOUSES AND COTTAGES.

DESIGN No. 13.



DESIGN No. 14.

D. S. HOPKINS, Architect.



## DESIGN NO. 15.

**F**RAME one story gambrel roof cottage. A good design for a small artistic family of moderate means. Size 26 x 33 ft., not including front porch, which is 7 ft. 6 in. x 15 ft.; stone foundation; cement shelf bank cellar; sides clapboarded; gables shingled; shingle roof.

First story contains front hall, 7 x 17 ft. 6 in.; parlor, 12 x 14 ft.; living room, 12 x 24 ft. 6 in. (with large fire place); kitchen, 10 x 12 ft.; pantry, 6 ft. 6 in. x 7 ft. The living room is divided with beam grille and posts, so that the back end can be used as dining room, while the front can be reserved as sitting room.

Second floor contains three good fair sized chambers with closets; no mantels or grates; pine finish.

Estimate cost \$900 to \$1200.

See price-list for cost of full plans, page 9.

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## DESIGN NO. 16.

**F**RAME one story high roof cottage. Size 24 x 28 ft. Height of stories: First, 9 ft.; second, 8 ft.; stone foundation; bank shelf cement cellar 6 ft. 6 in. deep; sides clapboarded; gables shingled; shingle roof.

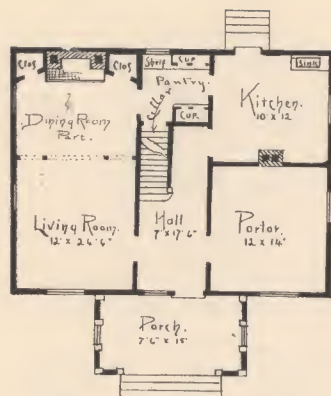
First story contains living room, 11 ft. 6 in. x 14 ft.; dining room, 11 x 14 ft. 6 in.; kitchen, 11 ft. 6 in. x 12 ft.; pantry, 5 x 5 ft. 6 in.; front porch, 6 x 11 ft.

Second floor contains three medium sized chambers, with closets; all pine finish.

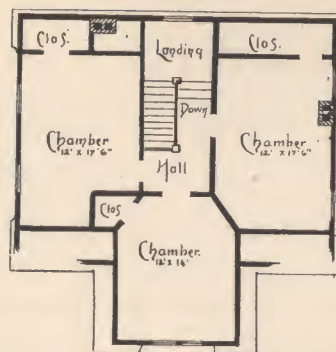
Estimate cost is from \$600 to \$750.

See price-list for cost of full plans, page 9.

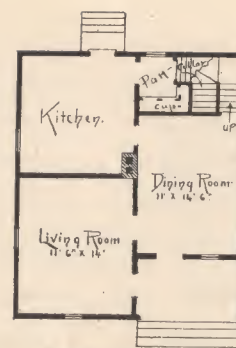
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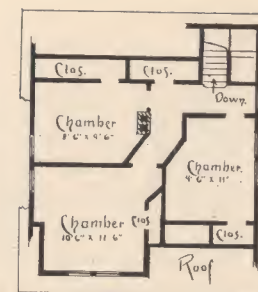
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.





## DESIGN NO. 17.

**T**HIS house is of wood, and is shown in two different plans with same exterior—one as an ordinary dwelling, the other as a summer cottage.

For a cosy little cottage at a small price it has many good points. Principal living room has a fire-place and bay window; book shelves at each side of chimney.

The whole thing is inexpensive and neat, with plenty of porch. Size 24 x 29 feet over all.

The summer cottage is arranged somewhat different, having more sleeping rooms. The floor plans show the general arrangement. Height of stories, first, 9 ft.; second, 8 ft.; cellar under dining-room and kitchen, cement bank cellar, 6 ft. 6 in. deep. house set on posts.

Principal plan: First story contains parlor, 10 ft. 6 in. x 15 ft., with fire place and bay window; dining room, 10 x 14 ft.; kitchen, 10 x 14 ft.; pantry, 4 ft. 6 in. x 7 ft., and wood house 7 x 10 ft. Second story contains two chambers, front one, 10 ft. 6 in. x 12 ft. 6 in.; rear one, 8 ft. x 12 ft. 6 in., with three closets. A large porch on two sides of house.

The summer cottage plan has same size living room; dining room, 10 ft. 6 in. x 15 ft. 6 in., with cupboard; kitchen, 7 ft. 6 in. x 10 ft.; chamber off same, 5 ft. 6 in. x 7 ft. 6 in.; two chambers 7 x 10 ft. Second story contains front chamber, 10 ft. 6 in. x 15 ft. 6 in.; two chambers in rear, 7 ft. 6 in. x 8 ft. 6 in., each with closet, etc. All pine finish, plain and neat; first and second stories clapboarded; gable shingled.

Estimate cost of house proper is from \$800 to \$1,000.

Estimate cost of summer cottage, no cellar, set on posts, from \$300 to \$500. See price-list for cost of full plans, page 9.

## DESIGN NO. 18.

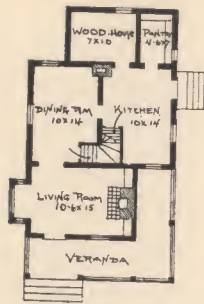
**T**HIS is one and one-half story; a pretty little cottage, quite stylish. Size 24 x 25 ft. over all. This plan will be just the thing for a family of two just starting out in a new life. It is arranged to the greatest advantage for little room; the hall accommodates all the first floor rooms and stairs.

Height of stories: First, 9 feet; second, 8 feet; cement bank cellar, 6 ft. 6 in. deep under kitchen; set on posts. First story contains living room, 12 x 12 ft.; dining room, 10 x 12 ft.; kitchen, 9 ft. 6 in. x 12 ft., with cupboards across the end. Second story contains front chamber, 12 x 12 ft.; back chamber, 6 x 12 ft.; and storeroom, 7 ft. 6 in. x 6 ft. One chimney answers for the house. Stove pipe to go across hall above doors into chimney, which takes the chill off the hall in cold weather. Pine interior finish.

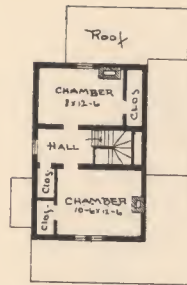
First and second story clapboarded, gables shingled.

Estimate cost of building from \$500 to \$700. See price list for cost of full plans, page 9.

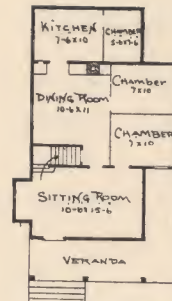
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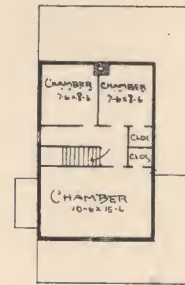
First Floor Plan



Second Floor Plan



First Floor Plan



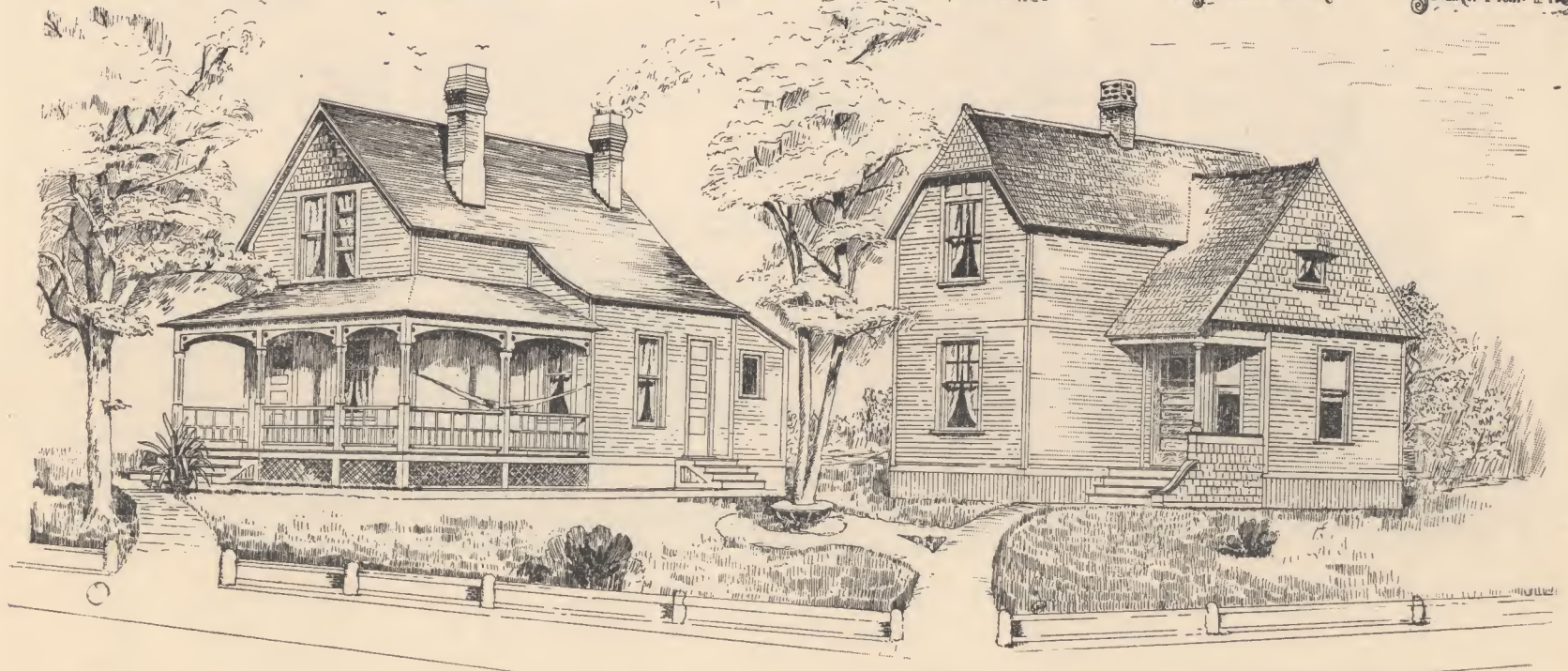
Second Floor Plan



First Floor Plan



Second Floor Plan





## DESIGN NO. 19.

**F**FRAME one and one-half story summer cottage. Size 34 ft. x 41 ft., including porches on all sides and front, 8 ft. wide; set on posts, no cellar. Height of stories: First, 9 ft., second, 8 ft. 6 in. Sides of first story clapboarded; gables shingled; shingle roof.

First story contains living room, 11 ft. 6 in. x 17 ft. (with fire-place); dining-room 9 ft. x 13 ft. 6 in.; chamber 7 ft. 6 in. x 10 ft.; kitchen 10 ft. 6 in. x 11 ft.

Second floor contains a large front chamber, 13 ft. 6 in. x 17 ft., with balcony and two chambers, closets, etc.

This cottage is arranged so if two parties wish to use it, they can do so conveniently, as the stairway is so arranged as to accommodate either way, outside entrance or inside to second floor.

This cottage built, without plastering or casing up the interior, using double faced material, and dressing all sight wood work, would cost about \$700 to \$900. Plastered and cased up, would cost from \$950 to \$1100.

See price-list for cost of full plans, page 9.

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## DESIGN NO. 20.

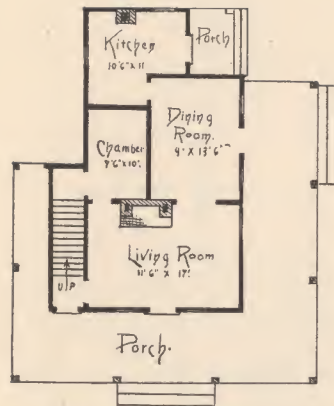
**F**FRAME one and one-half story cottage. Size 25 x 44 ft. A commodious little house for the money, very compact. If preferred, a door can be put from vestibule into parlor direct, and there being no pantry, cupboards would have to be substituted in kitchen where most convenient. Height of stories: First, 9 ft., second, 8 ft. Cement bank cellar under whole house; stone foundation. First story clapboarded; second story shingled; shingle roof.

First story has porch in front, 10 x 10 ft.; vestibule, 4 x 6 ft. 6 in.; parlor, 12 x 17 ft., with bay; sitting room, 12 x 14 ft.; dining room, 12 x 14 ft., with china closet; kitchen 10 x 13 ft. Combination stairs go from sitting room or kitchen. Stairs are finished open up to partition, and with grille over this opening will make a very pretty effect. At head of stairs a door is placed, so there will be no trouble with draughts up the stairs when same is closed.

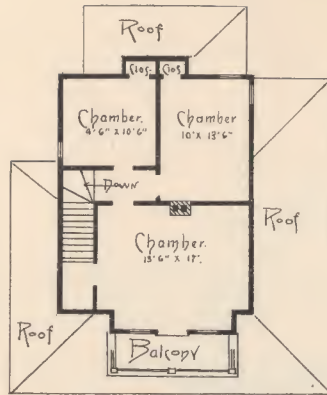
Second story contains two chambers with closets. All pine finish.

Estimate cost, from \$800 to \$1000. See price-list for cost of full plans, page 9.

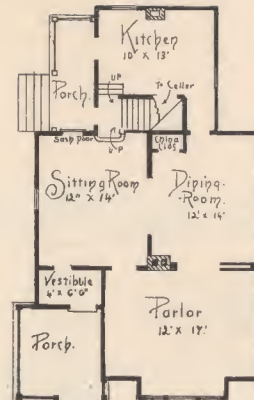
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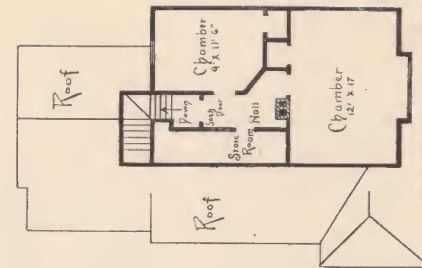
FIRST FLOOR PLAN.



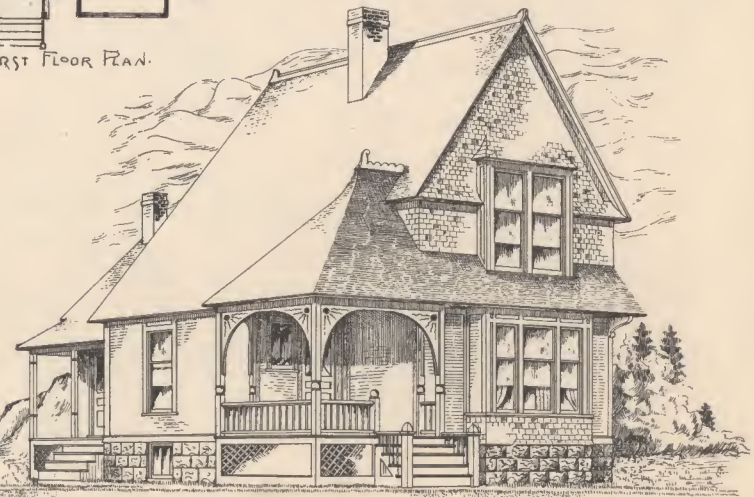
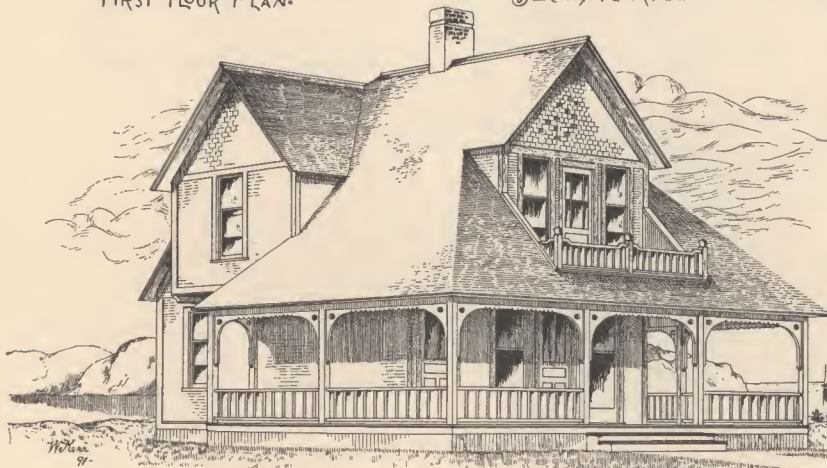
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.





## DESIGN NO 21.

**F**RAME one and a half story cottage. Size 27 x 50 ft., including front porch, 6 ft. 8 in. wide by 27 ft. long. This makes a compact, pretty house, and inexpensive. Height of stories: First, 9 ft.; second, 8 ft. Stone foundation; cement shelf bank cellar, 7 ft. deep. First story, sides clapboarded; second story, gables shingled; shingle roof.

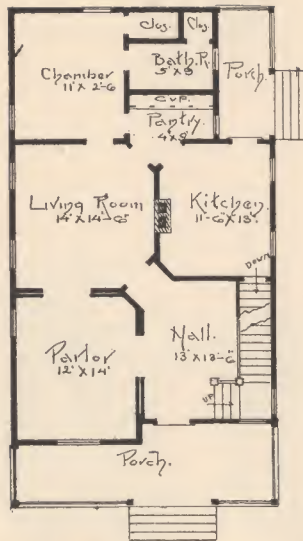
First story contains reception hall, 13 x 13 ft. 6 in.; parlor 12 x 14 ft.; dining room, 14 x 14 ft. 6 in.; kitchen, 11 ft. 6 in. x 13 ft.; pantry, 4 x 9 ft.; chamber, 11 x 12 ft. 6 in.; bath room, 5 x 9 ft., and closet; kitchen porch, 5 x 13 ft.

Second story contains four fair sized chambers and closets; all pine finish; no plumbing.

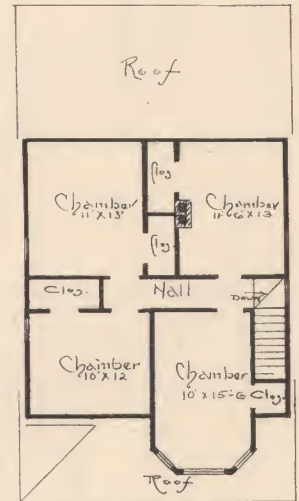
Estimate cost \$1400 to \$1700.

See price list for cost of full plans, page 9.

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• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •





## DESIGN NO 22.

**F**RAME one and one-half story cottage. Size 24 x 40 ft. Height of stories: First, 9 ft.; second, 8 ft. 6 in. Stone foundation. Cement shelf bank cellar. Sides clapboarded. Second story and gables shingled. Shingle roof.

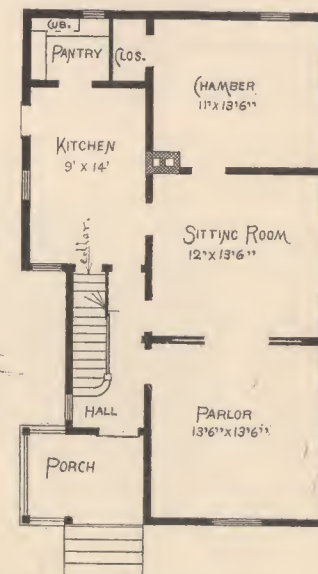
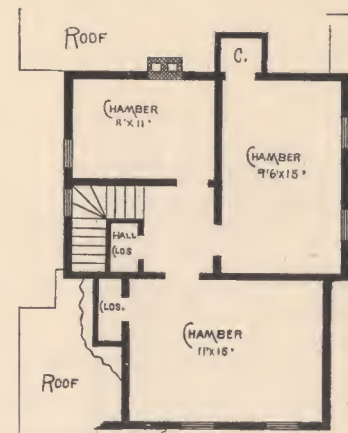
First story contains hall, 6 x 12 ft.; parlor 13 ft. 6 in. x 13 ft. 6 in.; sitting room, 12 x 13 ft. 6 in.; kitchen, 9 x 14 ft.; chamber, 11 x 13 ft. 6 in., with closet; pantry, 5 x 6 ft.

Second story contains two good sized chambers, 11 x 15 ft., and 9 ft. 6 in. x 15 ft., and small chamber, 8 x 11 ft., and closets. All pine finish.

Estimate cost \$900 to \$1100.

See price list for cost of full plans, page 9.

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## DESIGN NO. 23.

**F**RAME two-story cottage. Size 28 ft. x 37 ft. Porch on corner, 7 ft. x 12 ft. This is a neat cozy design. Pretty exterior with a good convenient interior. Height of stories: First, 9 feet 6 inches; second, 8 feet 2 inches; stone foundation and cellar under whole house, 7 feet deep. First story clapboarded; second story and gables shingled shingle roof.

First story contains hall, 7 ft. x 14 ft. 6 in., with front stairs; parlor 12 ft. x 15 ft. (with fire-place); dining room, 12 ft. x 14 ft.; kitchen, 11 ft. x 15 ft. 6 in.; pantry, 5 ft. x 8 ft. 6 in.; china closet; stove ware closet; back stairs; kitchen porch, etc.

Second story contains three good sized chambers; bath room; sewing room and plenty of closets; pine finish; no mantels, grates, plumbing or heating.

Estimate cost \$1500 to \$1800. See price-list for cost of full plans, page 9.

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## DESIGN NO. 24.

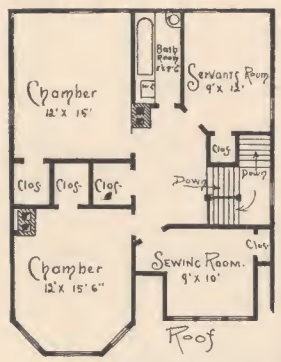
**F**RAME two story cottage. Size 22 x 42 ft., including front porch 8 x 9 ft. A cheap roomy house. Height of stories: First, 9 feet; second, 8 feet; stone foundation; cement bank shelf cellar; sides clapboarded; gables partially shingled; shingle roof.

First story contains hall 7 x 16 ft.; parlor, 13 x 15 ft; sitting or dining room (with fire place), 11 ft. 6 in. x 15 ft.; kitchen, 11 x 16 ft.; pantry, 5 x 9 ft. 6 in.

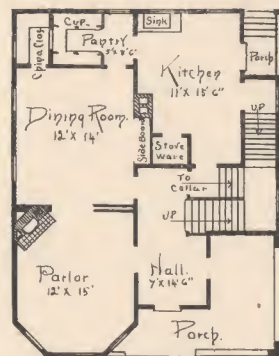
Second story contains four fair sized chambers with closets to each, hall, etc. Bath room could be arranged on this floor if desired without much trouble. All pine finish; no mantels or grates.

Estimate cost \$1000 to \$1300. See price-list for cost of full plans, page 9.

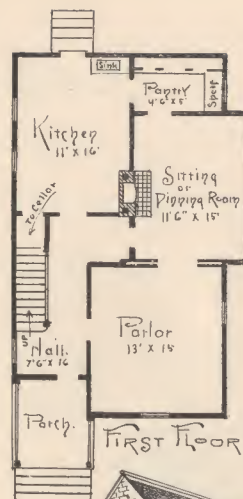
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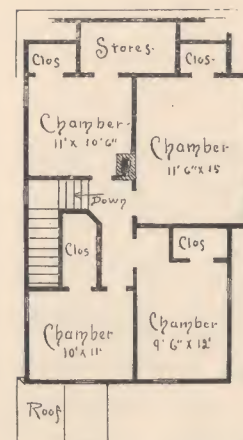
SECOND FLOOR PLAN.



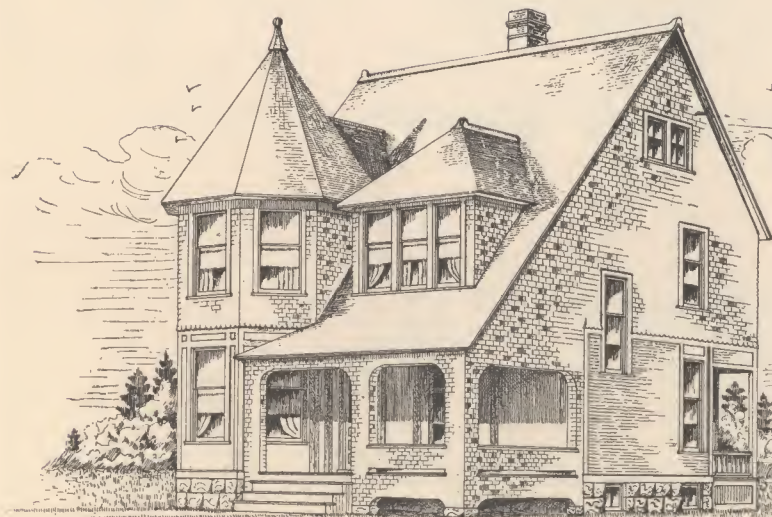
FIRST FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.





## DESIGN NO. 25.

FRAME two story cottage. Size 26 x 44 ft. Porch in front, 10 x 14 ft. This is a style of house that is much admired at the present time, on account of its graceful outlines. Height of stories: First, 9 ft. 6 in.; second, 8 ft. 6 in. Stone foundation and cellar under sitting hall and dining room, 7 ft. deep. Sides of first story are clapboarded. Second story and gables shingled. Shingle roof.

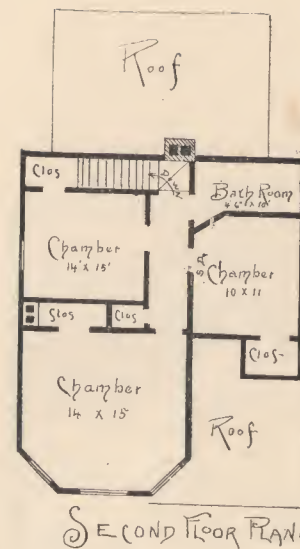
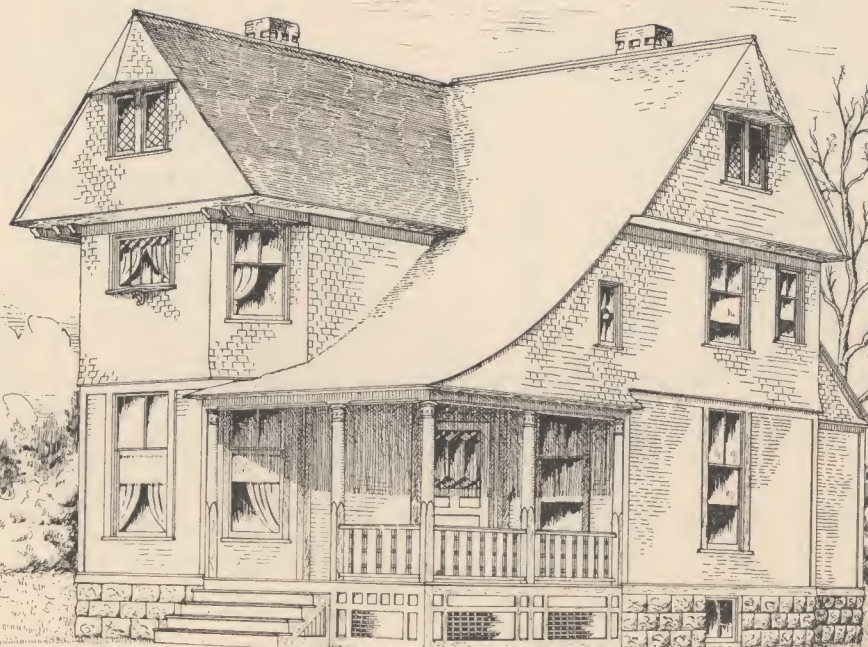
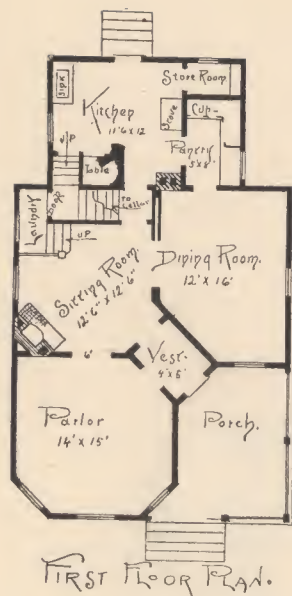
First story contains vestibule, 4 x 5 ft.; parlor, 14 x 15 ft.; dining room, 12 x 16 ft.; sitting hall, 12 ft. 6 in. x 12 ft. 6 in. (with fire-place); and stair-case, which is combination above landing, door closes off stair on landing so as to have no trouble about warming first floor, from cause of open stairs; kitchen, 11 ft. 6 in. x 12 ft.; pantry, 5 x 8 ft.; stove closet, etc.

Second story contains three good sized chambers, closets, and bath room. All pine finish. No plumbing, mantels or grates.

Estimate cost from \$1400 to \$1600.

See price-list for cost of full plans, page 9.

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## DESIGN NO. 26.

**F**FRAME and one story and high attic. Size 29 x 48 ft. over all. The rooms in this design can be used as designated, or the front chamber can be used as parlor, and parlor as sitting-room, and bath-room can be entered from dressing-room and closed from dining-room, if preferred; but the general arrangement has about all the conveniences possible to get in the amount of room. Height of story, from 10 to 11 ft.; cellar under rear part of house, 7 ft. deep. Stone foundation to cellar bottom, around cellar. Sides clapboarded, shingle roofs.

First story contains hall, 4 ft. 6 in. x 14 ft.; parlor, 13 x 16 ft. (with fire-place); dining-room, 13 x 14 ft. (with fire-place); front chamber, 10 ft. x 11 ft. 6 in.; side chamber, 11 x 11 ft.; child's room, or dressing-room, 8 x 8 ft.; bath-room, 5 ft. 6 in. x 7 ft. 6 in.; kitchen, 12 x 13 ft.; pantry, 4 x 10 ft. There can be two fair-sized rooms done off in attic if desired. With pine finish throughout and plumbing. No mantels, grates, or heating.

Estimate cost is from \$1,500 to \$2,000.

See price-list for cost of full plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



PRINCIPAL FLOOR PLAN

D.S. Hopkins Archt. 000000 Grand Rapids Mich.

HOUSES AND COTTAGES.

DESIGN No. 26.

D. S. HOPKINS, Architect.



## DESIGN NO. 27.

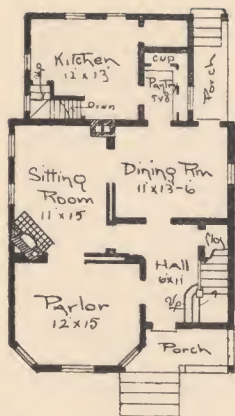
**F**RAME two-story cottage. Size, 26 x 41 ft. This is one of those cottages that many won't believe can be built for price given, because it is such a beauty, and at the same time has so much room and yet so compact. Height of stories: First, 9 ft. 6 in.; second, 9 ft. Cellar under sitting room, dining room, and kitchen, 7 feet deep. Stone foundation from cellar bottom. First story clapboarded, second story shingled, gables paneled and shingled, shingle roofs.

First story contains hall, 6 x 11 ft., with front stairs; parlor, 12 x 15 ft.; sittingroom, 11 x 15 ft. (with fire-place); dining room, 11 ft. x 13 ft. 6 in.; kitchen, 12 x 13 ft.; pantry, 5 x 8 ft.; store closet, 5 x 4 ft.; back stairs out of kitchen, and down stairs under same. Porch on front and side. Second story contains front chamber, 12 x 13 ft.; front chamber, 8 x 9 ft.; right side chamber, 11 x 12 ft.; left side chamber, 10 x 11 ft.; bath room, 8 ft. x 8 ft. 6 in., with nice closets to each. Gas piping complete, and hot-air pipes for second floor.

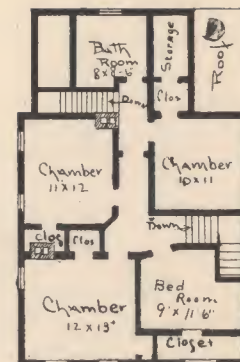
Estimate cost, without plumbing, mantel, grate, or heating, from \$1,500 to \$1,800.

See price-list for cost of full plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



First Floor Plan



Second Floor Plan





## DESIGN NO. 28.

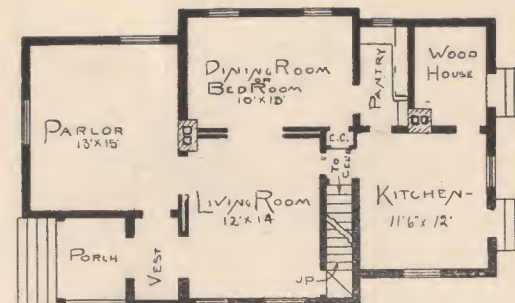
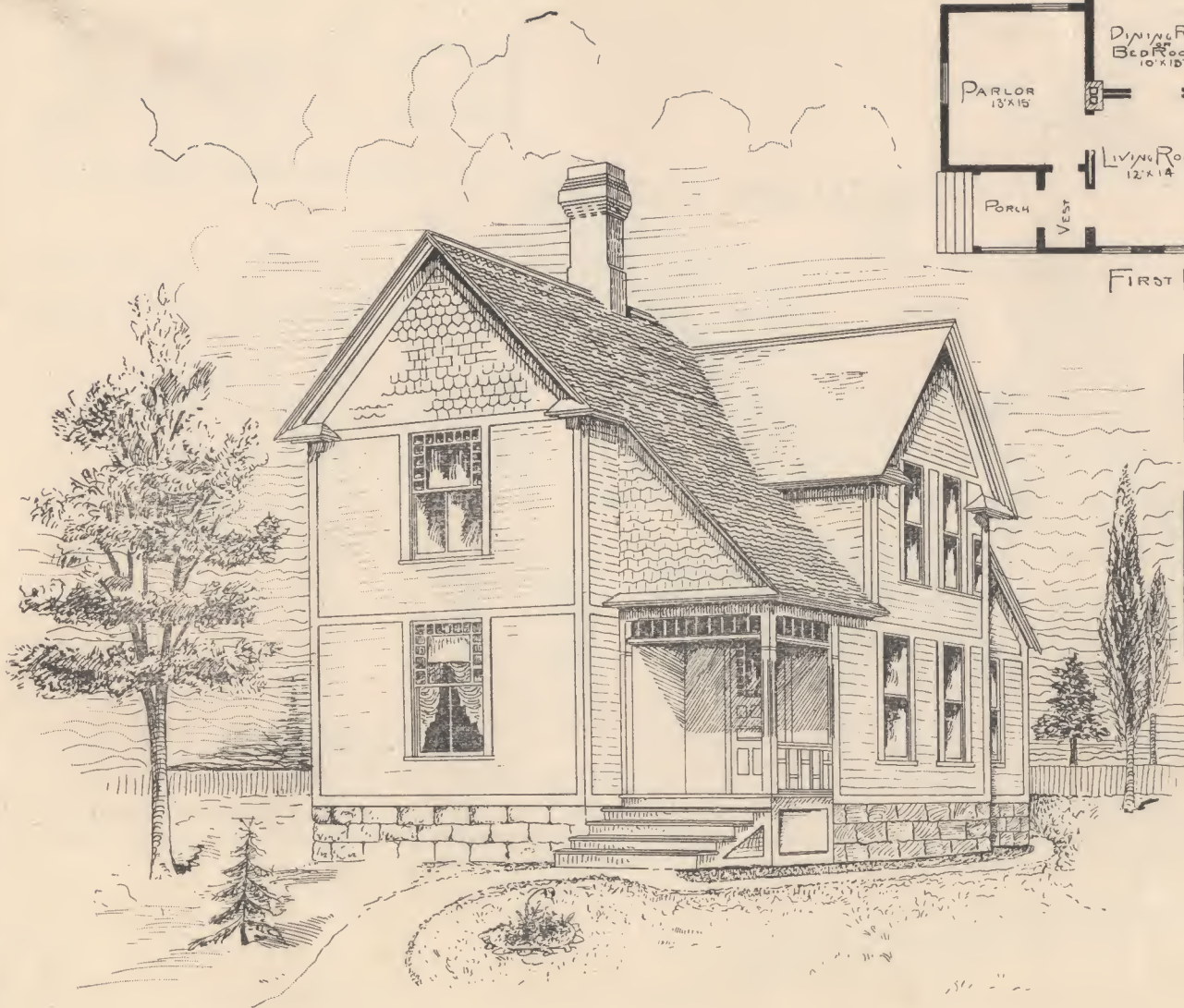
**F**FRAME two-story cottage. Size 26 x 42 ft. A very convenient, unpretentious-looking house, but for a cheap house is a great favorite. Height of stories; first, 9 ft.; second, 8 ft. 6 in.; cellar under living-room and dining-room, 7 ft. deep. Stone foundation to cellar bottom, at cellar. Clapboarded sides. Fancy cut shingle gables. Shingle roof.

First story contains vestibule, 7 ft. 6 in. x 4 ft.; parlor, 13 x 15 ft.; living-room, 12 x 14 ft.; dining-room, 10 x 15 ft.; kitchen, 11 ft. 6 in. x 12 ft.; pantry, 4 ft. 6 in. x 9 ft.; wood house, 7 ft. x 9 ft. 6 in. Second story contains front chamber, 13 x 15 ft.; and two other chambers, 10 ft. x 12 ft. 6 in., with storage room under roof of wing; closets to all chambers. All pine finish.

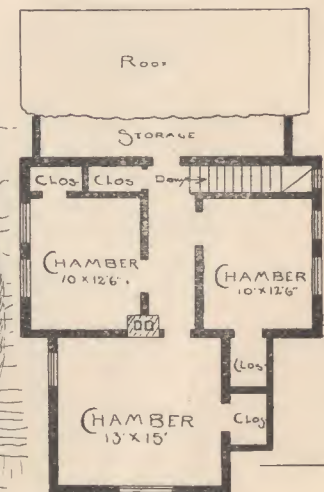
Estimate cost of building, is from \$1,100 to \$1,400.

See price-list for cost of full plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



FIRST FLOOR PLAN -



-SECOND FLOOR PLAN-

© R. ROBINSON DEL.



## DESIGN NO. 29.

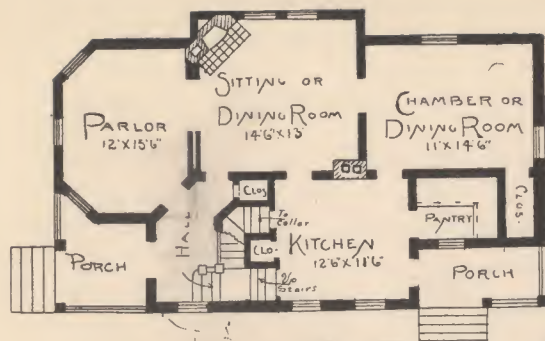
**F**FRAME two-story cottage; rather attractive. Size 26 x 43 ft. Height of stories; first, 9 ft. 6 in.; second, 8 ft. 6 in.; cellar under centre part of building, 7 ft. deep. Stone foundation. Exterior sides clapboarded, gables paneled and shingled, shingle roof.

First story contains hall, 6 ft. x 11 ft. 6 in.; parlor, 12 ft. x 15 ft. 6 in.; sitting or dining-room, 13 ft. x 14 ft. 6 in.; (with fire-place); chamber or dining-room, 11 ft. x 14 ft. 6 in.; kitchen, 11 ft. 6 in. x 12 ft. 6 in.; pantry, 6 x 7 ft. Front and side porch, closets, etc., and double-acting stairs. Second story contains front chamber, 12 x 15 ft.; side chamber, 9 ft. 6 in. x 14 ft.; side chamber, 11 x 14 ft., and closets to all chambers. Pine finish. No mantel or grate.

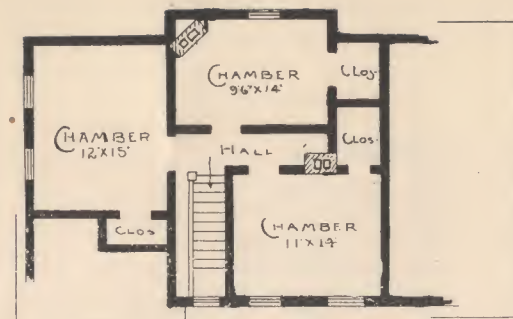
Estimate cost, is from \$1,400 to \$1,700.

See price list for cost of full plans, page 9.

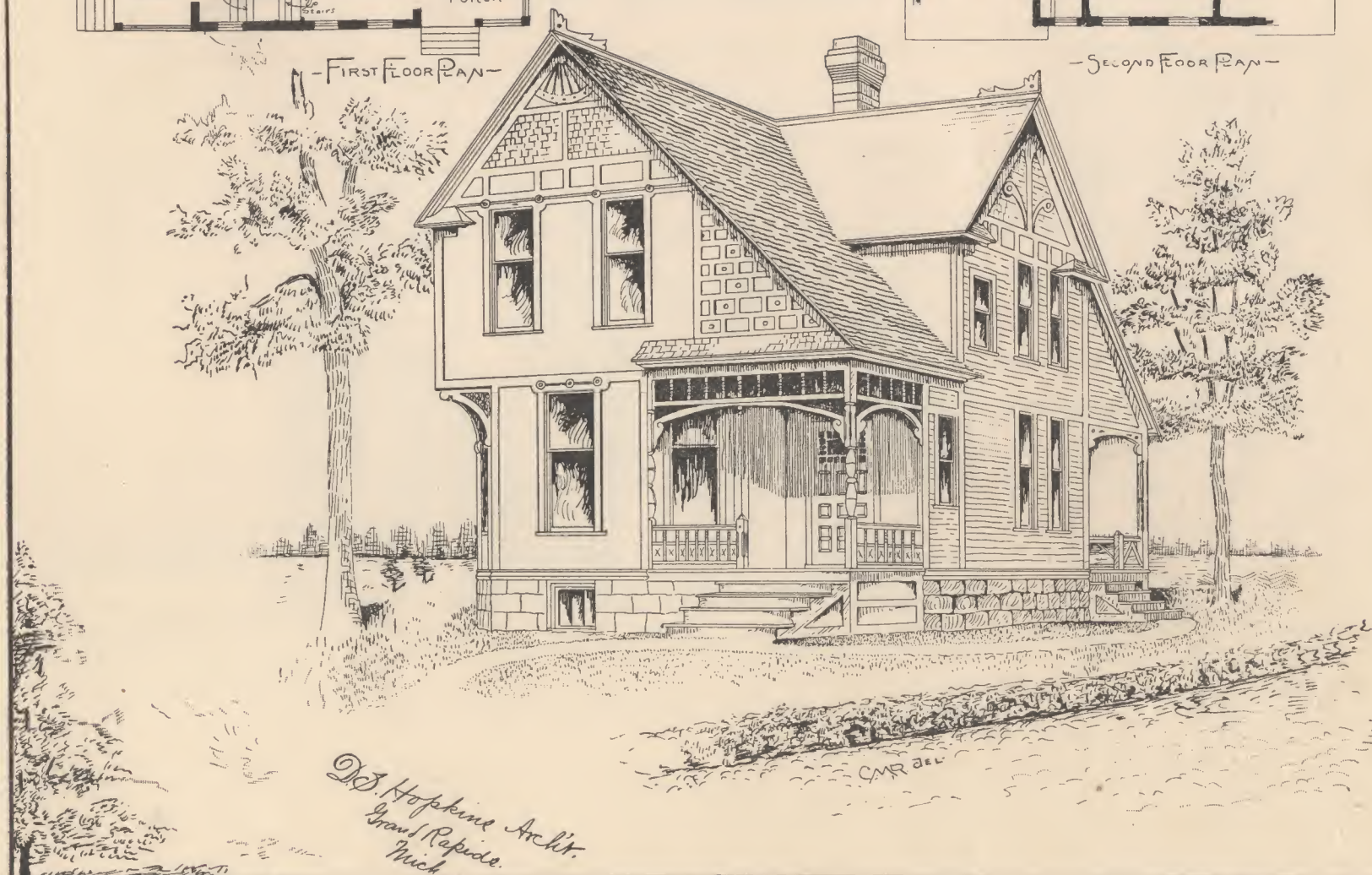
When the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 of this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



- FIRST FLOOR PLAN -



- SECOND FLOOR PLAN -





## DESIGN NO. 30.

**F**RAME one and one-half story or nearly full two-story house, a pleasant home like cottage. Stone foundation. Size 38 x 48 ft. Cellar under main part, 7 ft. deep. Height of stories, first story, 9 ft.; second story, 8 ft. 6 in.; enclosure, clapboarding, ceiling, shingles and paneling, shingle roof.

First story contains entrance vestibule, and stair entrance, 5 x 6 ft.; parlor, 13 ft. x 14 ft. 6 in. (with fire place); chamber or sitting-room, 12 x 14 ft.; dining-room, 11 ft. 6 in. x 14 ft.; pantry, 5 ft. x 9 ft. 6 in.; kitchen, 12 x 13 ft.; closets, front and side porches. Second story contains front chamber, 13 x 15 ft.; chamber back of same, 11 ft. 6 in. x 14 ft.; side chamber, 10 x 14 ft.; bath-room, 6 ft. 6 in. x 10 ft. 6 in.; servant's room, 10 ft. 6 in. x 13 ft.; with closets. All pine finish, no plumbing, mantels, grates or heating.

Estimate cost is from \$1,400 to \$2,000.

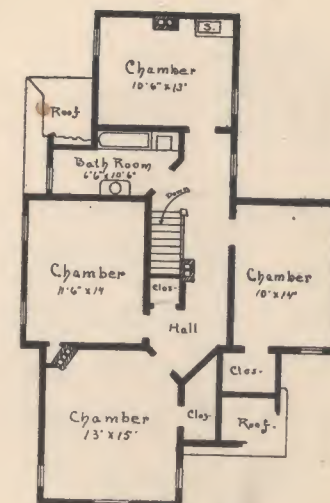
See price-list for cost of full plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



HOUSES AND COTTAGES.

DESIGN No. 30.



Second Floor Plan



First Floor Plan

D. S. HOPKINS, Architect.

East



## DESIGN NO. 31.

**F**RAME two-story cottage. Size 28 x 44 ft. Nearly square ; with every part of room economized it makes a very cheap pleasant home. Height of stories, first, 10 ft. ; second, 9 ft. 6 in. ; cellar under whole house, 7 ft. deep. Stone foundation to cellar bottom. Sides clapboarded, gables, fancy battens and panels, shingle roof.

First story contains vestibule, 4 x 6 ft. with closet ; reception hall, 10 x 12 ft. ; parlor, 13 ft. 6 in. x 16 ft. 6 in. (with fire-place) ; dining-room, 12 ft. x 13 ft. 6 in. ; kitchen, 10 x 12 ft. ; pantry, 7 x 11 ft. ; front and back stairs, front and rear porches. Second story contains front chamber, 12 x 13 ft. ; and one 11 ft. 6 in. x 17 ft. 6 in. ; and back of same chambers, 10 x 10 ft., and 10 x 11 ft. ; bath-room, 7 ft. x 7 ft. 6 in. ; attic stairs, and closets to all chambers. All pine finish, no plumbing, mantels, grates or heating.

Estimate cost is from \$1,700 to \$2,200.

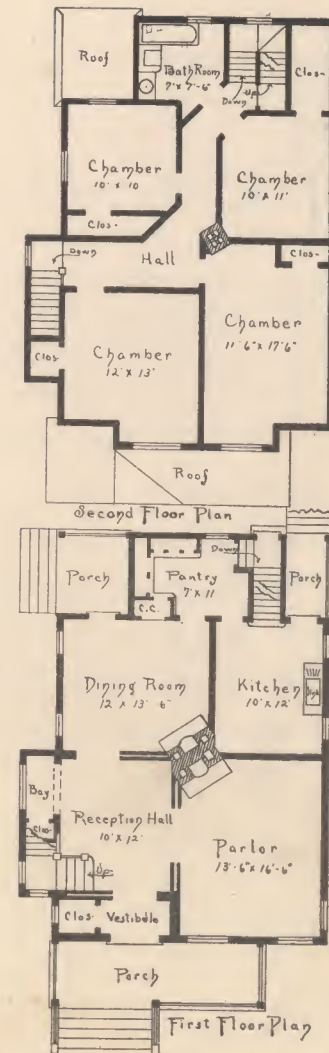
See price list for full cost of plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired any of these changes will be made without any extra charge. The first or lowest estimate of cost given, is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



HOUSES AND COTTAGES.

DESIGN No. 31.



D. S. HOPKINS, Architect.



## DESIGN NO. 32.

THIS is a pleasing arrangement of rooms, and has the accommodation of a more pretentious house. Size 27 x 49 feet. Frame house; height of stories, first, 9 ft. 6 in.; second, 8 ft., cellar under kitchen, wood-house and sitting-room, 7 ft. deep. Stone foundation.

First story contains hall, 8 x 13 ft.; parlor, 14 x 14 ft.; sitting-room, 12 ft. 6 in. x 14 ft. (with fire-place); dining-room, 11 ft. 6 in. x 14 ft.; pantry, 5 x 12 ft.; kitchen, 12 ft. x 11 ft. 6 in.; wood-house, 6 ft. x 11 ft. 6 in. Second story contains front chamber, 14 x 14 ft.; left chamber, 10 ft. x 14 ft. 6 in., and right chamber, 11 x 14 ft.; rear chamber, 11 ft. 6 in. x 12 ft., with store room, 6 x 8 ft., and closets for all chambers. Pine finish, no plumbing, mantel, grate or heating.

First and second floor, clapboards, gables, paneled, shingled and scroll work.

Estimate cost of building, \$1,500 to \$1,800.

See price-list for cost of full plans, page 9, and how to order plans, page 7.

When the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 of this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.





## DESIGN NO. 33.

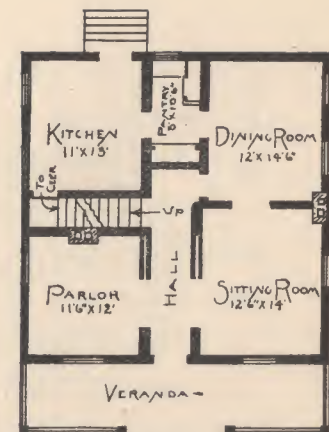
**F**FRAME two-story cottage. This is a square house, the cheapest style of house to build. Size 30 x 37 feet, including front porch. Height of stories, first, 10 ft.; second, 9 ft. 6 in., cement bank cellar under entire house, 6 ft. 6 in. deep. Stone foundation. Sides clapboarded, gables shingled, shingle roof.

First story contains hall, 4 x 18 ft.; parlor, 11 ft. 6 in. x 12 ft.; sitting-room, 12 ft. 6 in. x 14 ft.; dining-room, 12 ft. x 14 ft. 6 in.; kitchen, 11 x 13 ft.; pantry, 5 ft. x 10 ft. 6 in.; large veranda across the front. Second floor contains two front chambers, 12 x 12 ft.; rear chamber, 13 ft. x 13 ft. 6 in.; one chamber, 10 ft. x 12 ft. 6 in.; and five closets, stairs to attic, also a good large balcony over front porch. Finished in pine.

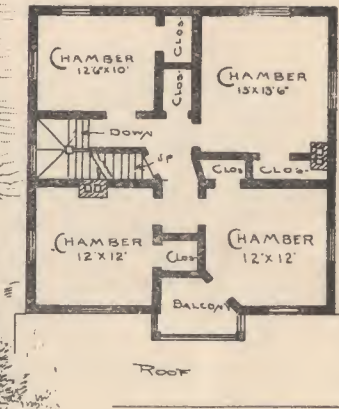
Estimate cost is from \$1,600 to \$2,000.

See price list for full cost of plans, page 9.

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FIRST FLOOR  
— PLAN —



SECOND FLOOR PLAN

D. S. HOPKINS ARCHT—



## DESIGN NO. 34.

**F**FRAME two story cottage. Size 31 x 35 feet, including porch, 7 feet wide on side and front. Height of stories, first, 10 feet; second, 9 ft. 8 in. No cellar. Set on posts or piers. First story, sides clapboarded. Second story and gables shingled. Shingle roof. This is a southern style planed house of moderate cost.

First story contains sitting-room, 13 ft. x 13 ft. 6 in., (with fire-place), and bed alcove off at side and closet; dining-room, 10 x 13 feet, (with fire-place). There is a hall between dining-room and kitchen with outside door into same, which gives an entrance into sitting-room and stairs to second floor. Kitchen, 9 ft. 6 in. x 10 ft. with pantry, etc.

Second story contains three chambers, closets, etc. All pine finish.

Estimate cost from \$800 to \$1000.

See price list for cost of full plans, page 9.

---

## DESIGN NO. 35.

**F**FRAME one and one-half story cottage. Size 30 x 42 feet. Front porch and side bay included. Height of stories, first, 9 feet; second, 8 feet. Stone foundation. Cement bank shelf cellar under the whole house, 6 ft. 6 in. deep. First story clapboarded. Second story shingled. Shingle roof.

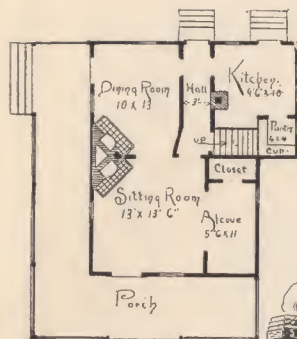
First story contains vestibule, 5 x 5 feet; parlor, 15 x 13 feet, (with fire-place); living-room, 12 x 15 feet, with bay and conservatory, 8 x 8 feet; chamber, 11 ft. x 11 ft. 6 in., with bath room off from same, 6 x 8 feet; kitchen, 10 ft. 6 in. x 15 ft.; pantry, 5 x 8 feet, and rear stairs.

Second story contains two good sized chambers and closets. All pine finish. No plumbing, mantels or grates.

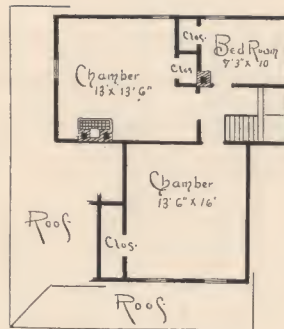
Estimate cost is from \$1,200 to \$1,500.

See price-list for cost of full plans, page 9.

Where the shingling of second story or any style of enclosure finish is not admired on the exterior, or the reversing of the plans are desired, any of these changes will be made without any extra charge. The first or lowest estimate of cost given is in accordance with prices of labor and material as given on page 8 in this work, and by comparing your local prices accordingly, you can determine the cost of this building in your vicinity.



FIRST FLOOR PLAN.

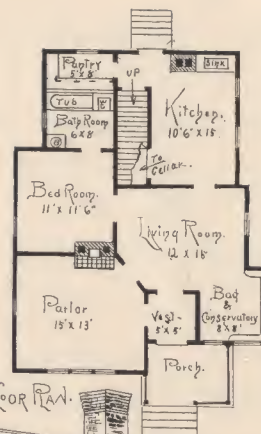


SECOND FLOOR PLAN.

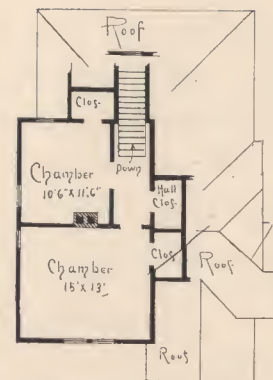


HOUSES AND COTTAGES.

DESIGN No. 34.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



DESIGN No. 35.

D. S. HOPKINS, Architect.



## DESIGN NO. 36.

**F**FRAME two story cottage. Size 32 x 40 feet; exterior size including front porch, 10 x 19 feet. Height of stories, first, 9 feet; second, 8 ft. 6 in. Stone foundation and cellar under whole house. This design is intended for those who want a neat common-sense dwelling where the whole house will be used, (no shut up parlors only to be used for weddings and funerals) but live in the front of the house themselves. All rooms of good size and really contains all the luxuries there is in an expensive house.

First story has some extra rock faced stone work in front and about the porch, balance clapboarding. Second story and gables shingled, shingle roof. First story painted three coats, second story and gables stained.

First story contains stair hall, 8 x 11 feet; living-room, 13 x 17 feet, (with fire-place); dining-room, 13 x 15 feet; kitchen, 11 ft. x 13 ft. 6 in.; pantry, 6 x 8 feet, and rear porch.

Second story contains three good sized chambers, closets and bath room, balcony, etc. All pine finish. No mantels, grates, plumbing or heating.

Estimate cost is \$1,800 to \$2,300. See price-list for cost of full plans, page 9.

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## DESIGN NO. 37.

**F**FRAME one and one-half story cottage. Size 34 x 52 feet, including front porch, 6 feet wide. Height of stories, first, 9 ft. 6 in.; second, 9 feet. Stone foundation. Cellar under sitting-room and dining-room, 7 feet deep.

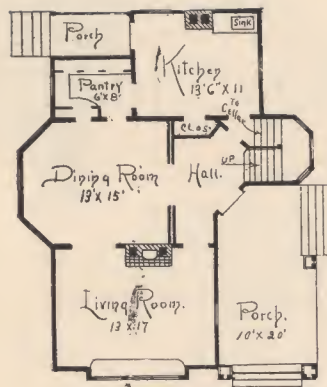
First story clapboarded; second story shingled; shingle roof.

First story contains hall, 6 x 8 ft.; parlor, 15 ft. 6 in. x 16 ft. (with fire-place); sitting-room, 15 ft. x 16 ft. 6 in. (with fire-place); dining-room, 12 ft. 6 in. x 15 ft. (with fire-place); chamber, 13 x 13 ft.; kitchen, 12 x 13 ft., and pantry, 7 x 13 feet. Very large front porch, front stairs.

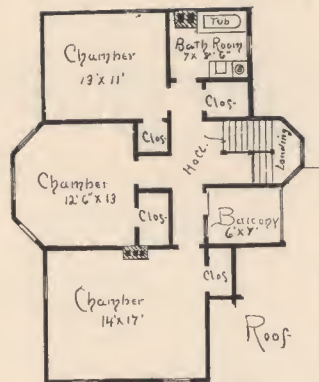
Second story contains four chambers; closets and bath room. All pine finish. No plumbing, mantels, grates or heating.

Estimate cost is from \$1,800 to \$2,100. See price-list for cost of full plans, page 9.

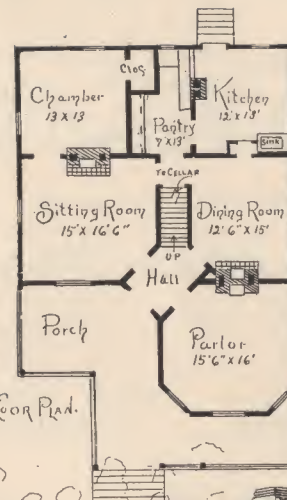
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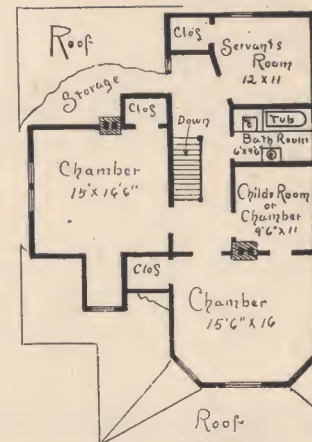
FIRST FLOOR PLAN.



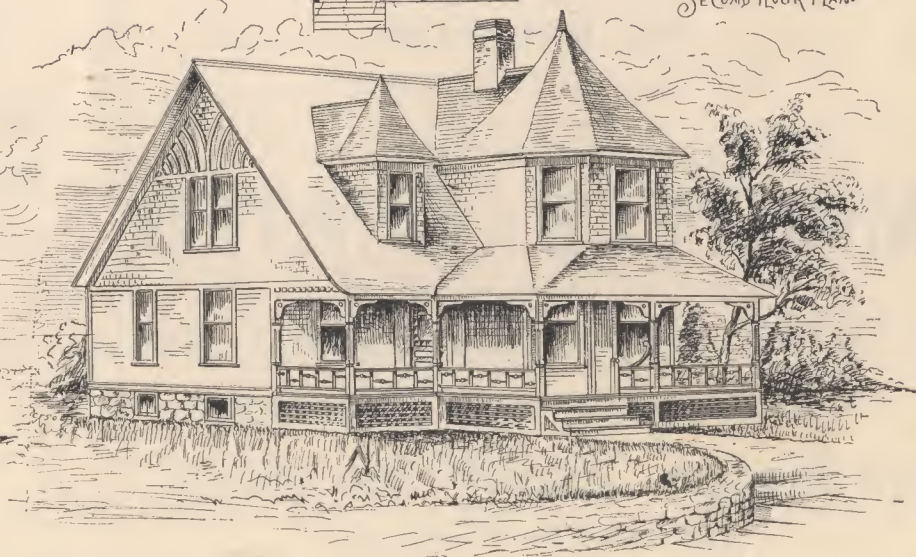
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.





♦ • ♦ **ADVERTISEMENTS** ♦ • ♦

I have inserted a few advertisements in the following pages, all of which are of interest to those who are building, and I can cheerfully recommend them all as being the best of their kinds.

The Architect.

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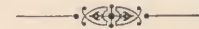
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Gentlemen:--I have been using one of your locks on front door of residence for two years and would not exchange it for any lock I have ever seen.

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They are a convenience which must be used to be thoroughly appreciated.

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Office of A. TEACHOUT & Co., Cleveland, O.

Gentlemen:--I have been using one of your locks for some time and like it very much. If I were to build again I would use no others.

C. E. CRAWFORD.

Physicians especially will find them just the lock long needed for convenience and security.

J. D. DAVIS, M. D., Kent, Ohio.

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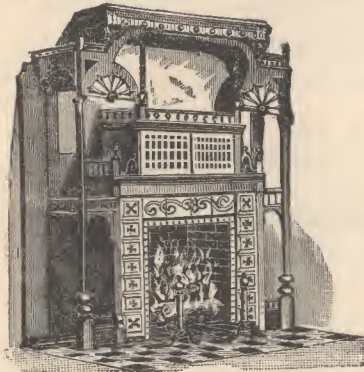
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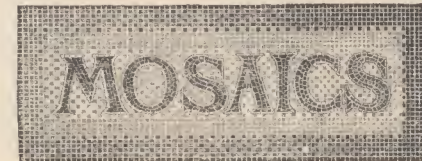
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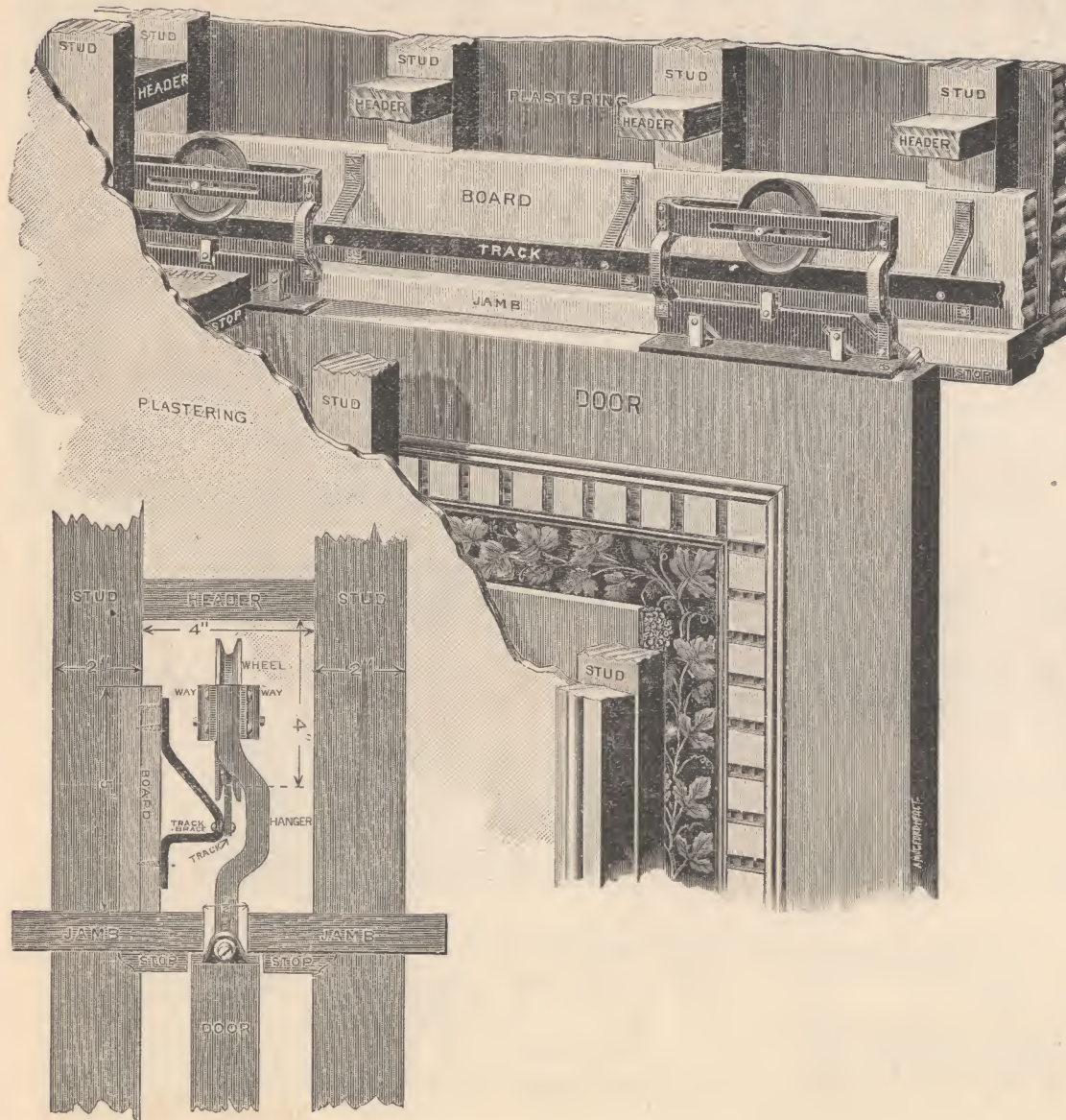


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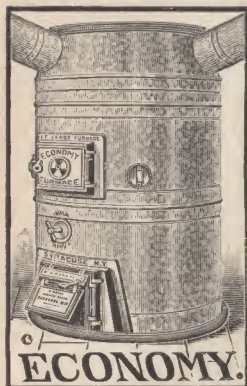
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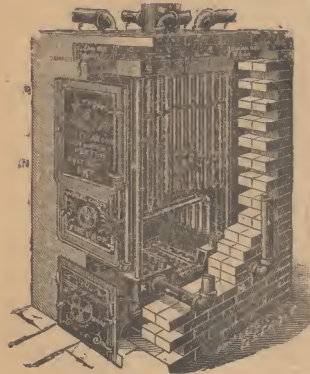
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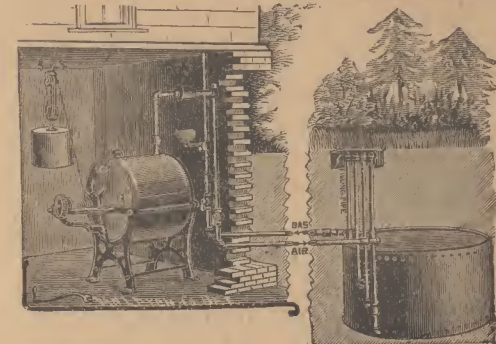
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